





3

Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II 
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER 
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: SEPTEMBER 5, 2018

SUBJECT: GP18-07, Z18-11 AND S18-03: ANDALUCIA VILLAS – NEW VILLAGE HOMES

STRATEGIC INITIATIVE: Community Livability

Encourage quality residential developments that provide a diversity of housing types.

REQUEST

GP18-07: Andalucia Villas - Request for Minor General Plan amendment to change the land use classification of approx. 14.27 acres generally located at the southwest corner of Val Vista Drive and Ray Road from Shopping Center (SC) to Residential > 5 - 8 DU/Acre land use classification, and;

Z18-11: Andalucia Villas - Request to rezone approximately 14.27 acres generally located at the southwest corner of Val Vista Drive and Ray Road from Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay to Single Family-Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay, and;

S18-03: Andalucia Villas - Request to approve Preliminary Plat and Open Space Plan for New Village Homes, for 101 home lots on approximately 14.27 acres located at the southwest corner of Val Vista Drive and Ray Road.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: New Village Homes
Name: Reed Porter
Address: 890 W. Elliot Rd., #104
Gilbert, AZ 85233
Phone: 602-692-5369
Email: reedp@newvillagehomes.com

Company: Dynamite Real Property Inv.
Name: Rick Werner
Address: 9554 Sanctuary Place
Brentwood, TN 37027
Phone: 708-949-9963
Email: rick58werner@gmail.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>May 9, 1995</i>	Town Council approved Ordinance No. 930 rezoning 280 acre parcel from AG (Agricultural) to C-1 (Neighborhood Commercial), R1-7, R1-8 and R-10 (Single-Family Residence) and zoning districts with a Planned Area Development (PAD) overlay.
<i>September 2, 1998</i>	Town Council approved a Final Plat of Ashland Ranch.
<i>March 3, 2005</i>	The Town Council adopted a revised Zoning Map and Land Development Code (LDC), reclassifying the property from C-1 (Neighborhood Commercial) with a Planned Area Development (PAD) overlay to Shopping Center (SC) with a Planned Area Development (PAD) overlay.

Overview

The subject property is located at the southwest corner of Val Vista Drive and Ray Road within the Ashland Ranch Planned Area Development. The applicant is requesting a minor General Plan amendment, a PAD rezoning and a Preliminary Plat in order to develop a medium density single family residential community on 14.27 vacant acres, including 101 single family detached homes. All lots within the development will be approx. 33' x 80' in size and accessed via private streets with a two car garage and 20' long driveway. The overall gross density of the proposed development plan is 7.08 DU/Acre. The project has been planned to include all two-story homes with attached two-car garages and an optional single level attached bonus room at the front of each property.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Neighborhood Commercial (NC) and Golf Course (GFC)	Neighborhood Commercial (NC) and Public Facility/ Institutional (PF/I) PAD	Ray Road then gas station, retail and Western Skies Golf Course

South	Residential > 2 - 3.5 DU/Acre	Single Family-8 (SF-8) PAD	Ashland Ranch Residential Subdivision
East	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Gas station and retail
West	Residential > 2 - 3.5 DU/Acre	Single Family-8 (SF-8) PAD	Ashland Ranch Residential Subdivision
Site	Shopping Center (SC)	Shopping Center (SC) PAD	Vacant

DISCUSSION

General Plan:

The General Plan amendment request is to change 14.27 acres of Shopping Center (SC) to Residential > 5 - 8 DU/Acre land use classification. The gross density of the proposed development plan is 7.08 DU/Acre. The subject parcel is located at the southwest corner of Val Vista Drive and Ray Road, 2 miles north of the Loop 202 Freeway, 1.2 miles northwest of the SanTan Village Mall and SanTan Village Marketplace Shopping Center. To the south and west of the subject property is the existing Ashland Ranch neighborhood, which is designated Residential > 2 - 3.5 DU/Acre. There is existing Neighborhood Commercial (NC) to the north and east.

The subject property was originally designated as SC on the General Plan as the original developer had intentions of building a small scale commercial development on the site. However, due to the abundance of commercial development activity in the immediate area which includes commercial on every corner along Val Vista Drive to the San Tan Freeway, the advent of SanTan Village, and the construction of the 202 Freeway new commercial development has gravitated south along the freeway corridor, so as a result the applicant is requesting the proposed General Plan amendment to allow a medium high density, single family residential community.

Rezoning:

New Village Homes is requesting a rezoning for the subject site from SC to Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay. The proposed development will consist of single-family lots (33' wide and 80' deep) along 26' wide private streets with 20' driveways for each home. The SF-D zoning category allows small sized lots while maintaining a product that consists of individually owned housing units. The development is proposed to be built in one phase consisting of all 101 lots.

The primary entrance to the subdivision will be off of Val Vista Road with a secondary access point off of Ray Road to the east. This project will be completely separate from the adjacent Ashland Ranch Community with no vehicular or pedestrian connections. The overall open space percentage for the subdivision is approximately 29% (3.4 acres) with one (1) primary active open space/amenity area containing a pool and a play structure for children. A secondary open space area in the southwest corner and a trail along the west, south and center of the development will also be provided. The total amount of guest parking required is 56 spaces and there are currently

58 guest spaces, 202 driveway parking spaces (2 per home) and 202 enclosed spaces (2 per home) proposed.

PAD Request:

The applicant is requesting a set of modified development standards as part of the Planned Area Development (PAD) overlay zoning for the proposed development. According to the applicant the proposed modifications will provide for the neighborhood design flexibility needed to fit a unique product onto individual (for-sale) parcels.

As listed in the table below in **bold** the applicant is requesting deviations to decrease the minimum lot area, decrease setbacks on all sides of each lot and to increase the maximum lot coverage.

Site Development Regulations	Required per LDC SF-D	Proposed SF-D PAD
Minimum Lot Area	3,000 sq. ft.	2,673
Minimum Front Yard Setback	10'	3' (only for lots that have bonus room along the street)
Minimum Side Yard Setback	0' or 5'	0' on both sides
Minimum Rear Yard Setback	10'	5'
Maximum Height	36' / 3-story	30' / 2-story
Maximum Lot Coverage	60% - 1 story	No change
	50% - 2 story	75% - 2 story

Minimum Lot Area

According to the applicant, the proposed housing product can be considered a detached townhome. Townhomes are typically attached at the sides and form buildings of row housing. Like a townhome, each lot in the subdivision wraps the building. Each home only requires a 2,600 square foot lot to wrap the building. The applicant suggests the lot size is appropriate for an innovative residential infill project.

Front Yard Setback

According to the applicant, the front setback is proposed at 3' to allow for the attached bonus room option at the front of the lot. The front setback to the garage will be a minimum of 20' measured from the property line to the face of the garage.

Side Yard Setback

According to the applicant, the side yard setbacks are proposed at 0' to allow for the attached bonus room option at the front of the lot, which is proposed to be constructed right on the property line on one side of the driveway. The remainder of the home will be detached from neighboring buildings by a minimum of 5'.

Rear Yard Setback

According to the applicant, the rear setback is proposed to be minimized to 5' so that the private, livable open space for each home can be focused within the side yard of each lot.

Maximum Lot Coverage

The LDC provides a maximum lot coverage amount of 60% for one story and 50% for two story homes. The applicant proposes to increase the lot coverage for two story homes to 75%. According to the applicant, each proposed home will cover the majority of the lot in order to provide the private livable outdoor space in the side yard area. A private front courtyard area is also included.

Preliminary Plat:

Along with the proposal to change the General Plan designation and rezone the property the applicant has submitted a Preliminary Plat, which is currently under review to subdivide the 14.29 acre property into 101 single family lots with a density of 7.08 DU/Acre. The review of the proposed plat includes landscape and open space plans, grading and drainage, private street cross sections, and the details concerning all amenities, walls and monument signage at the two main entrances.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

Three neighborhood meetings were held to allow residents a chance to learn about this project and provide feedback. The first meeting was held on January 29, 2018 at 6:30 pm at Ashland Ranch Elementary School and there were over 100 people in attendance. The second meeting was held on February 20, 2018 with approx. 16 homeowners that live immediately adjacent to the proposed project along the south and west boundaries to discuss specific design issues. The third meeting was held on February 27, 2018 at Ashland Ranch Elementary School with approximately 50 attendees. The following concerns were expressed by those in attendance at the meetings:

- Increased traffic volumes and accidents along Val Vista Drive and Ray Road.
- Location of proposed access points
- Increased density of 101 lots immediately adjacent to much larger lots zoned SF-8
- Access and potential negative impacts on Ashland Ranch Community Parks
- Visual impact of two-story homes immediately adjacent to the north of existing homes within Ashland Ranch.
- Noise impacts of a potential park in the south west corner of the project.
- Noise impacts concerning trail proposed along the south boundary
- Lowering current housing values
- Potential increase in students to the Ashland Ranch Elementary School

REQUESTED INPUT:

1. General Plan amendment
2. PAD Rezoning & proposed deviations
3. Preliminary Plat Design

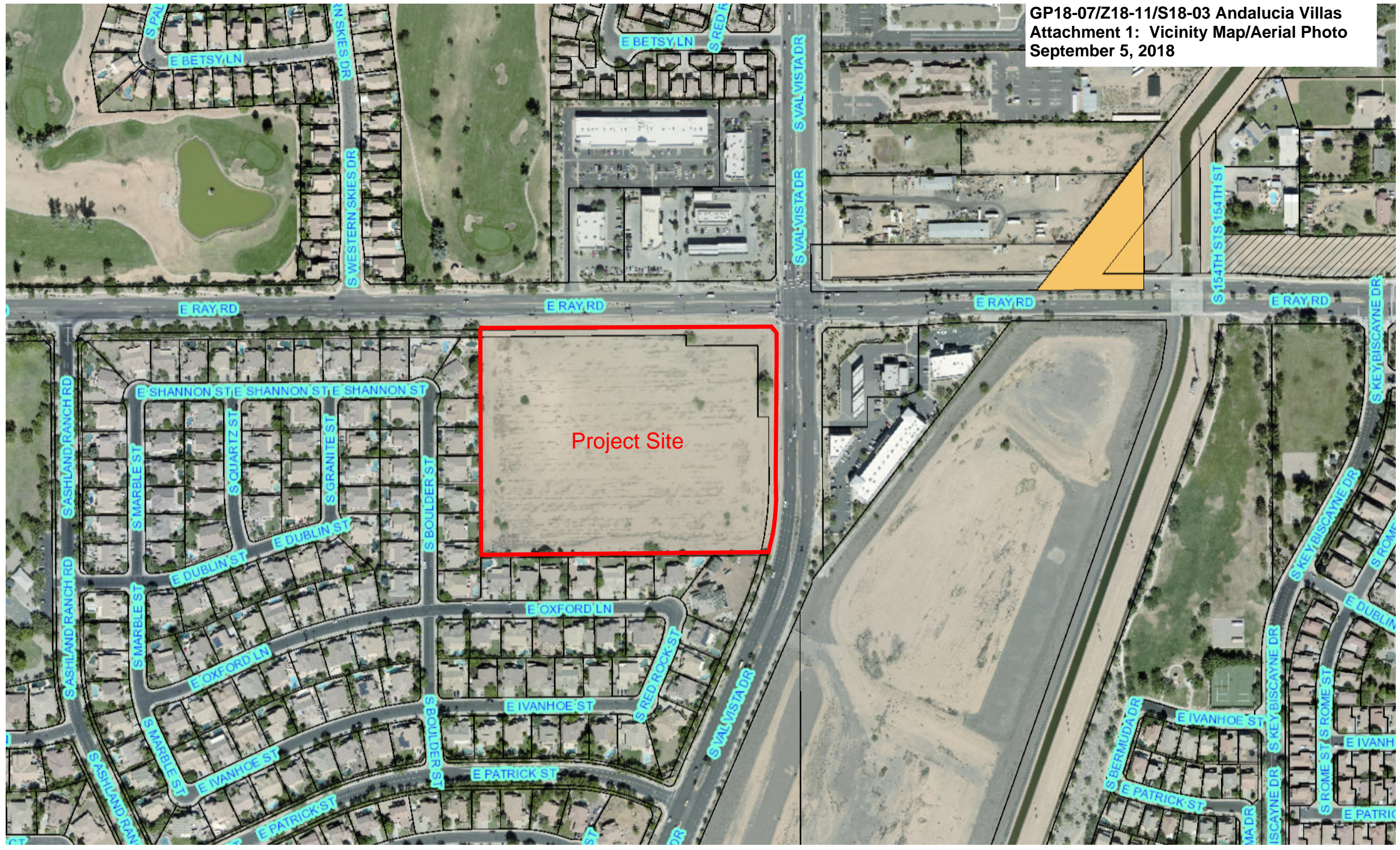
Respectfully submitted,



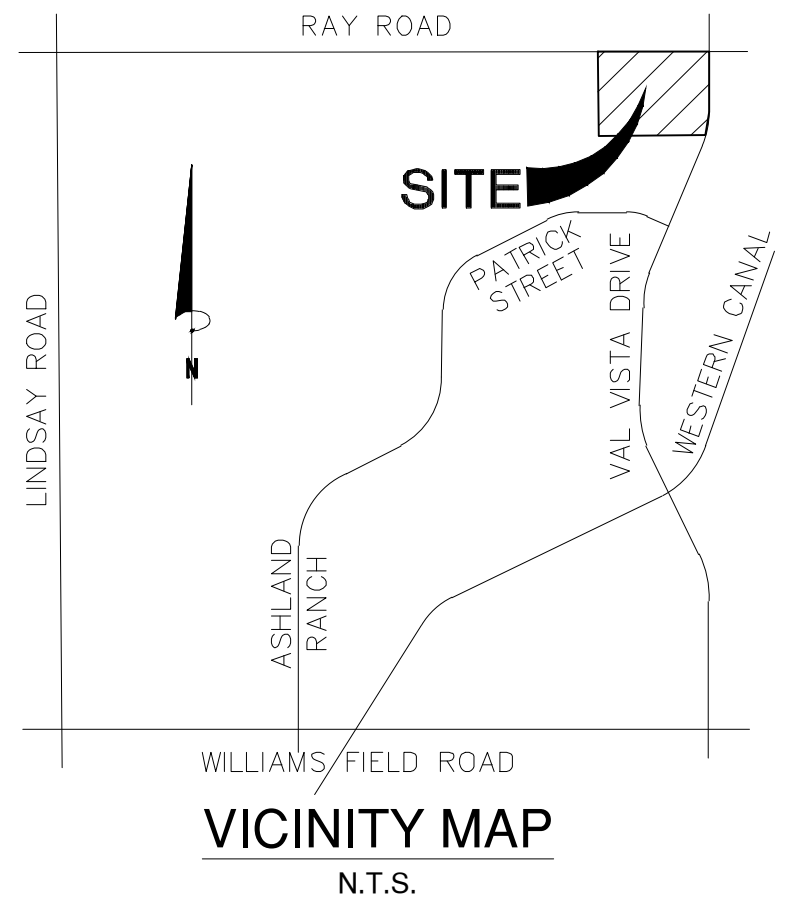
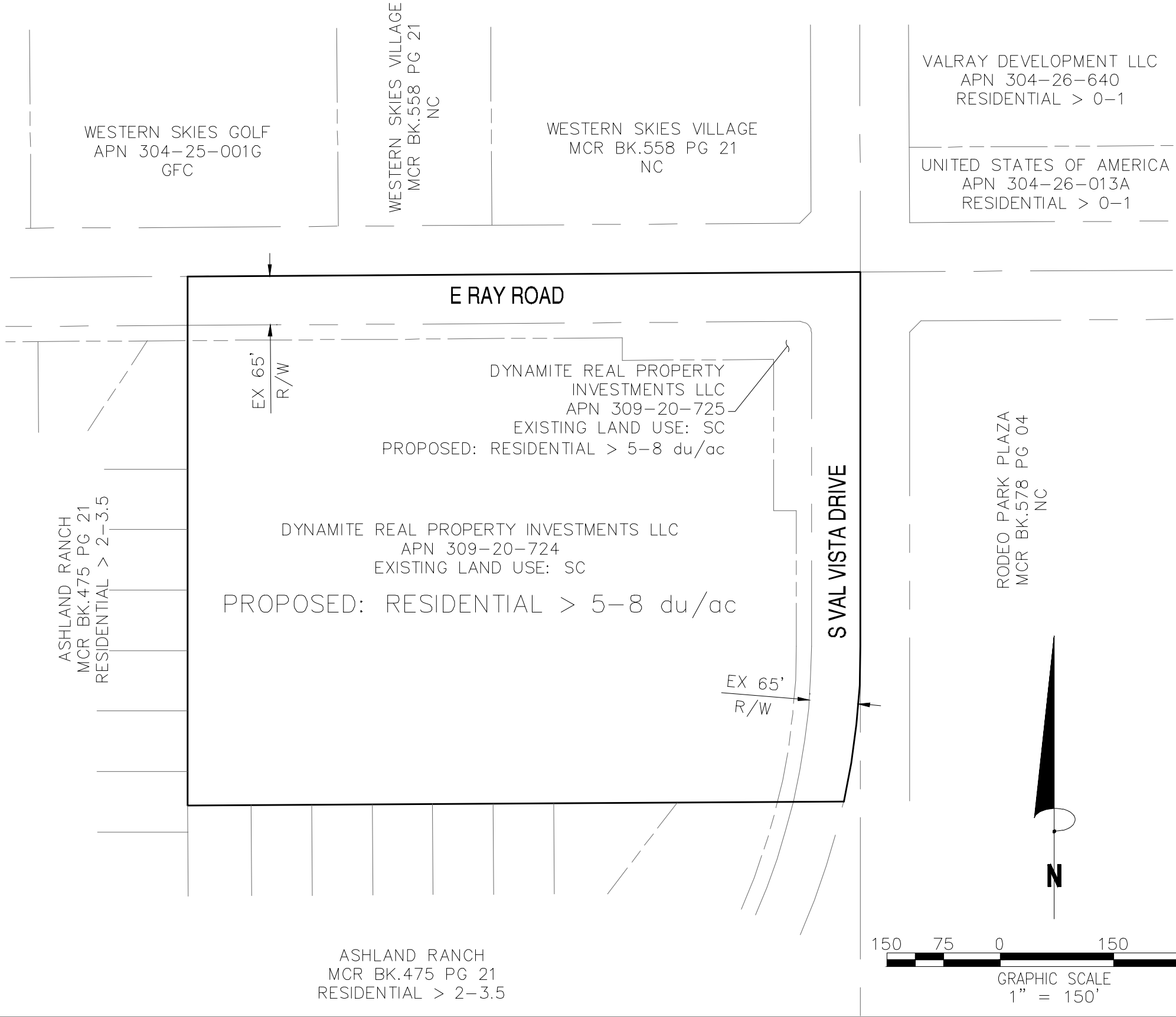
Keith Newman,
Planner II

Attachments and Enclosures:

- 1) Vicinity Map/Aerial Photo
- 2) Land Use Exhibit
- 3) Zoning Exhibit
- 4) Development Plan
- 5) Preliminary Plat
- 6) Grading & Drainage Plan (2 pages)
- 7) Landscape & Open Space Plans (3 pages)
- 8) Entry & Amenity Plan
- 9) Entry & Theme Wall Elevations
- 10) Master Wall Plan
- 11) Materials & Colors
- 12) Parking Plan
- 13) Private Drive Exhibit

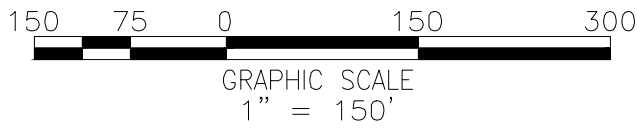


GENERAL PLAN EXHIBIT
FOR
ANDALUCIA VILLAS



SITE DATA

APN'S	309-20-725 309-20-724
AREA	14.27 ac (gross) 11.99 ac (net)
DENSITY	7.08 du/ac
GENERAL PLAN LAND USE CATEGORY	
EXISTING	SHOPPING CENTER
PROPOSED	RESIDENTIAL > 5-8 du/acre
ZONING	
EXISTING	SC
PROPOSED	SF-D PAD OVERLAY



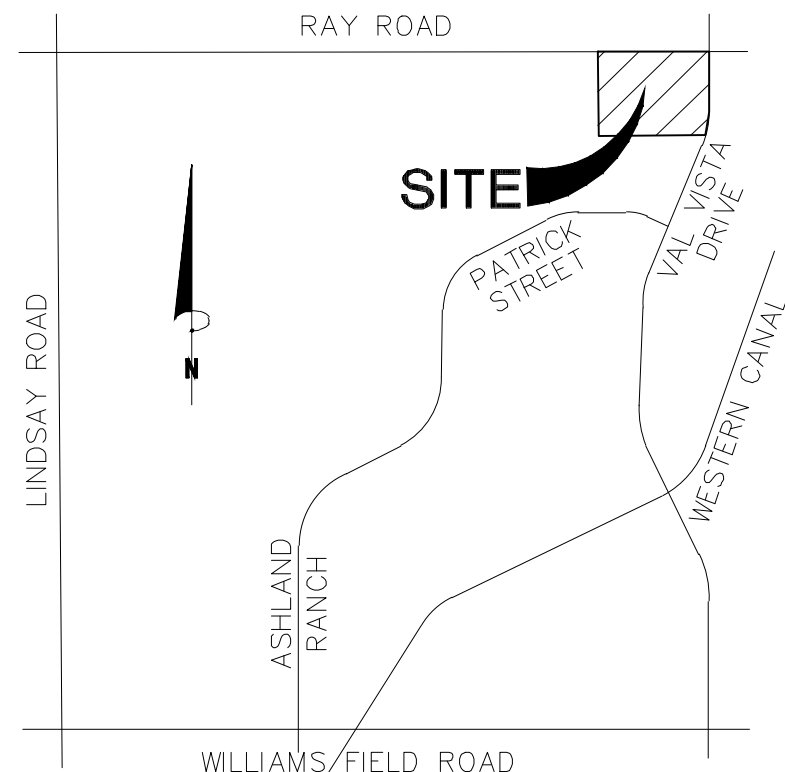
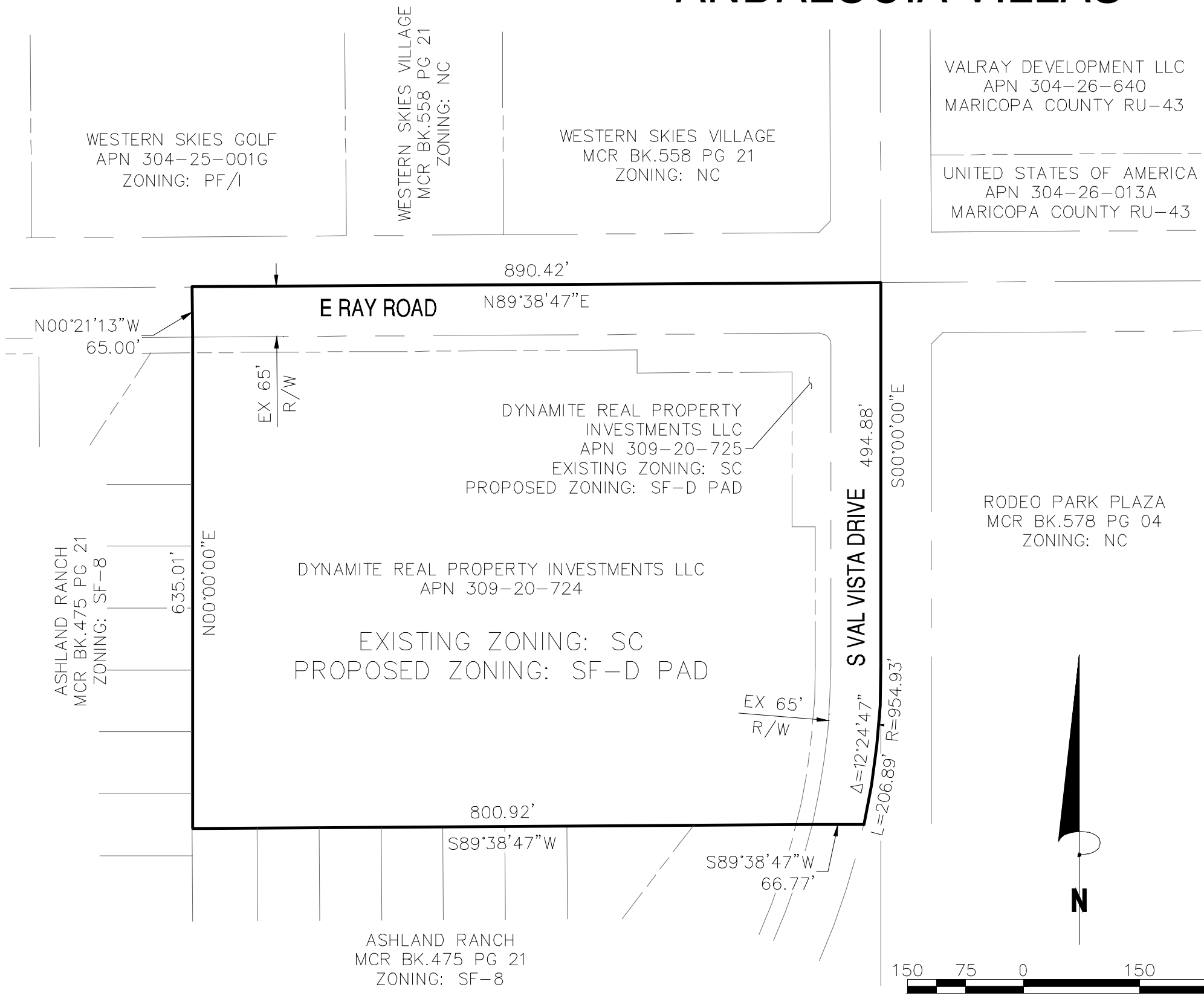
Andalusia Villas
Gilbert, Arizona
General Plan Exhibit

1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com

Bowman
CONSULTING

JOB #	050473
DATE	7/10/2018
SCALE	N.T.S.
DRAWN	skf
SHT	1 OF 1

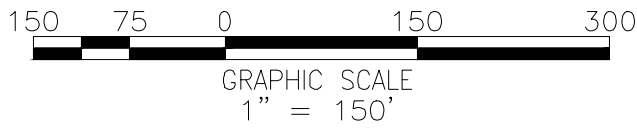
ZONING EXHIBIT
FOR
ANDALUCIA VILLAS



VICINITY MAP
N.T.S.

SITE DATA

APN'S	309-20-725 309-20-724
AREA	14.27 ac (gross) 11.99 ac (net)
DENSITY	7.08 du/ac
GENERAL PLAN LAND USE CATEGORY	
EXISTING	SHOPPING CENTER
PROPOSED	RESIDENTIAL > 5-8 du/acre
ZONING	
EXISTING	SC
PROPOSED	SF-D PAD OVERLAY



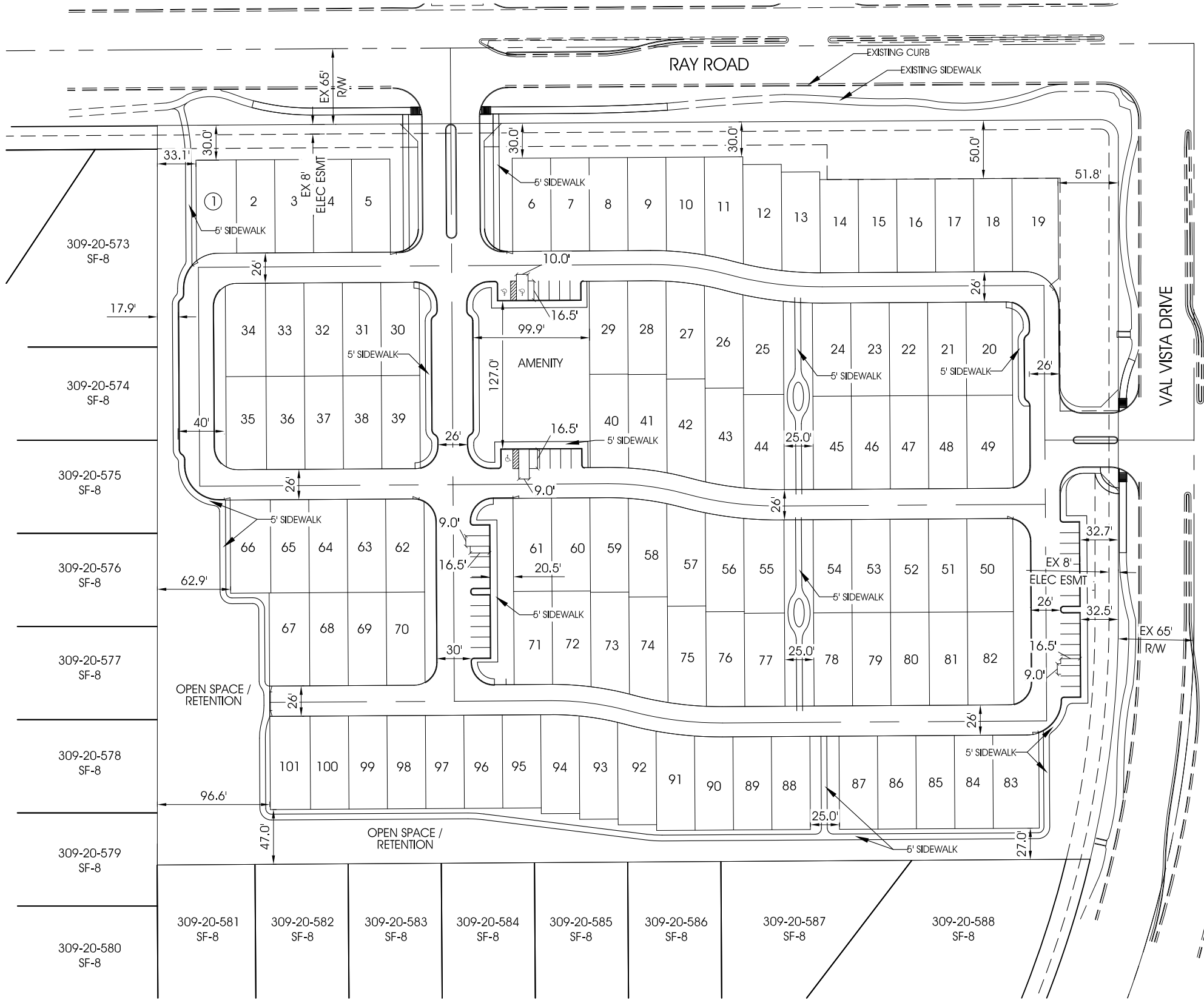
Andalusia Villas

Gilbert, Arizona
Zoning Exhibit

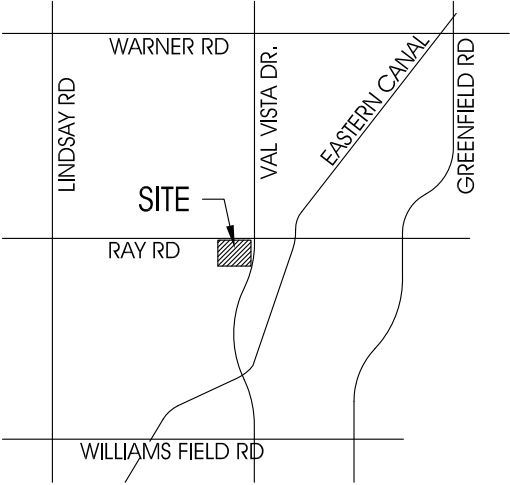
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Bowman
CONSULTING

JOB #	050473
DATE	8/14/2018
SCALE	N.T.S.
DRAWN	crs
SHT	1 OF 1



VICINITY MAP



PROJECT TEAM

DEVELOPER NEW VILLAGE HOMES 890 W. ELLIOT RD. SUITE 104 GILBERT, AZ 85233 REED PORTER PH. 602.692.5369	CIVIL ENGINEER BOWMAN CONSULTING 1295 W. WASHINGTON ST. SUITE 108 TEMPE, AZ 85281 TROY PETERSON PH. 480.559.8355	LANDSCAPE ARCHITECT F2 GROUP PO BOX 11157 CHANDLER, AZ 85248 MATT FRANKLIN PH. 480.752.0717
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SITE DATA

APN'S	309-20-725 309-20-724
GROSS AREA	14.27 AC.
NET AREA	11.99 AC.
OPEN SPACE	3.47 AC.
ZONING (EXISTING)	SC
ZONING (PROPOSED)	SF-D PAD OVERLAY
UNITS	101
DENSITY (GROSS)	7.08 DU/AC

DEVELOPMENT STANDARDS TABLE

STANDARDS	SF-D	ANDALUCIA PAD
MINIMUM LOT AREA (SQ. FT. PER D.U.)	3,000	2,673
MINIMUM LOT DIMENSIONS (FT.)		
WIDTH	N/A	33
DEPTH	N/A	80
MAXIMUM HEIGHT (FT.) / STORIES	36/3	30/2
MINIMUM BUILDING SETBACKS (FT.)		
FRONT	10	3
SIDE	0 OR 5	0 AND 0
REAR	10	5
MAXIMUM LOT COVERAGE (%)		
TWO STORY	50%	75%
PARKING	REQUIRED	PROVIDED
ENCLOSED SPACES PER UNIT	202	202
DRIVEWAY	0	202
GUEST SPACES AT 0.5 PER UNIT	50	51
AMENITY SPACES	6	7
TOTAL	258	462

Andalusia Villas
GILBERT, ARIZONA

PRELIMINARY DEVELOPMENT PLAN



New Village Homes
Cottage Communities



PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY PLAT
FOR
ANDALUCIA VILLAS
GILBERT, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA

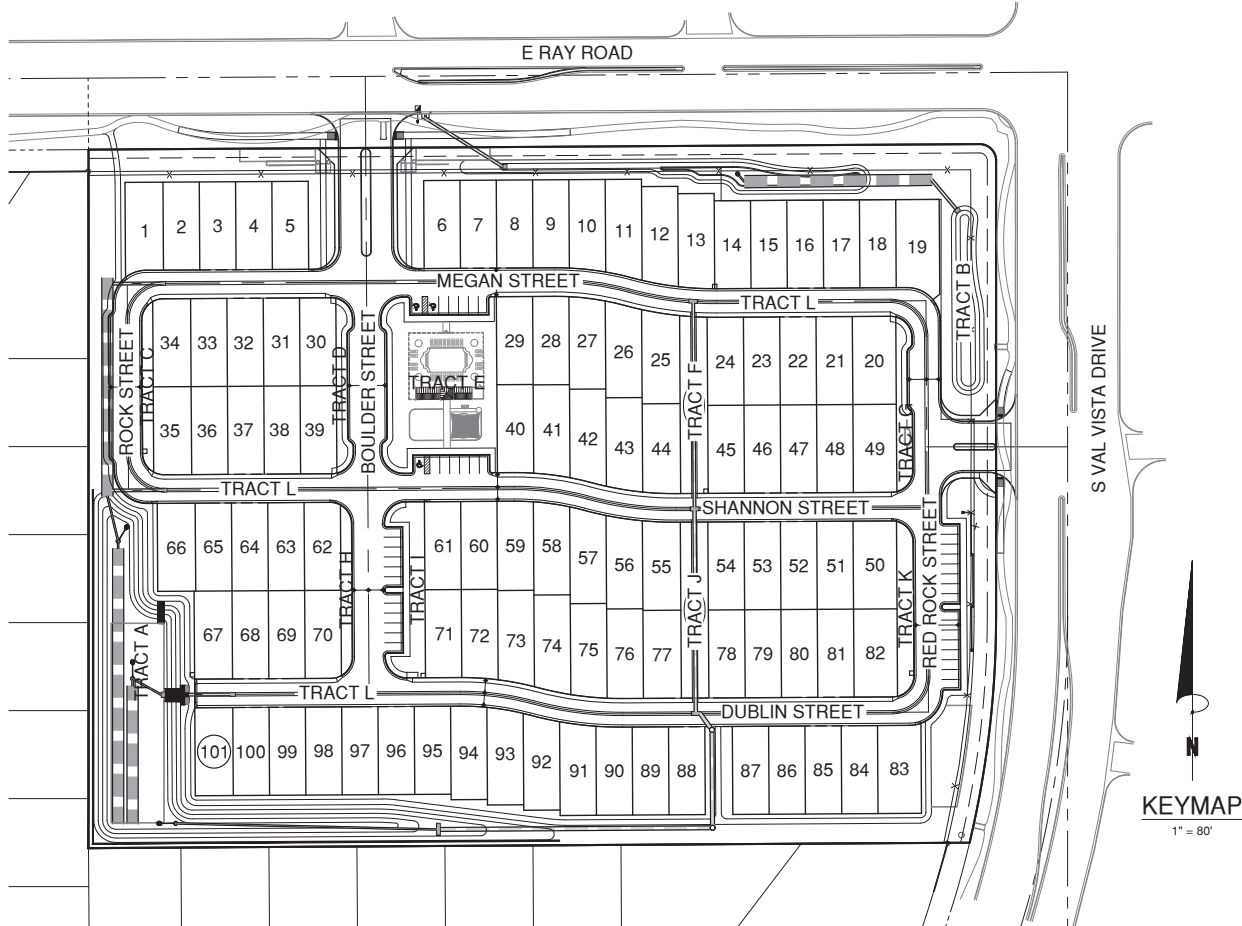
TRACT AREA		
TRACT ID	TRACT USE	AREA
A	LANDSCAPE, OPEN SPACE, RETENTION	82896.82 SF
B	LANDSCAPE, OPEN SPACE, RETENTION	33676.73 SF
C	LANDSCAPE & OPEN SPACE	1452.02 SF
D	LANDSCAPE & OPEN SPACE	1726.67 SF
E	LANDSCAPE, OPEN SPACE, AMENITY	13762.66 SF
F	LANDSCAPE & OPEN SPACE	4019.80 SF
G	LANDSCAPE & OPEN SPACE	1904.04 SF
H	LANDSCAPE & OPEN SPACE	1452.02 SF
I	LANDSCAPE & OPEN SPACE	3842.36 SF
J	LANDSCAPE & OPEN SPACE	4000.00 SF
K	LANDSCAPE & OPEN SPACE	2238.37 SF
L	ROADWAY, OPEN SPACE, PUBLIC WATER, PUBLIC SEWER & EMERGENCY ACCESS	97079.33 SF
TOTAL TRACT AREA		248,050.80 SF

LOT AREA	
LOT #	AREA
1	2797.88 SF
2	2640.35 SF
3	2640.35 SF
4	2640.35 SF
5	2640.35 SF
6	2640.00 SF
7	2640.00 SF
8	2640.00 SF
9	2641.57 SF
10	2702.55 SF
11	2898.04 SF
12	2924.34 SF
13	2836.33 SF
14	2640.00 SF
15	2640.00 SF
16	2640.00 SF
17	2640.00 SF
18	2640.00 SF
19	3293.48 SF
20	3158.92 SF
21	2640.00 SF
22	2640.00 SF
23	2640.00 SF
24	2640.33 SF
25	2846.64 SF
26	2775.01 SF

LOT AREA	
LOT #	AREA
27	2721.26 SF
28	2649.92 SF
29	2640.00 SF
30	2639.21 SF
31	2640.00 SF
32	2640.00 SF
33	2640.00 SF
34	2752.39 SF
35	2752.39 SF
36	2640.00 SF
37	2640.00 SF
38	2640.00 SF
39	2639.21 SF
40	2643.62 SF
41	2708.84 SF
42	2784.23 SF
43	2755.92 SF
44	2806.33 SF
45	2640.00 SF
46	2640.00 SF
47	2640.00 SF
48	2640.00 SF
49	3158.92 SF
50	3159.21 SF
51	2640.00 SF
52	2640.00 SF

LOT AREA	
LOT #	AREA
53	2640.00 SF
54	2640.00 SF
55	2775.28 SF
56	2713.09 SF
57	2770.77 SF
58	2731.87 SF
59	2673.11 SF
60	2640.00 SF
61	2640.00 SF
62	2632.39 SF
63	2640.00 SF
64	2640.00 SF
65	2640.00 SF
66	2760.00 SF
67	2760.00 SF
68	2640.00 SF
69	2640.00 SF
70	2632.39 SF
71	2640.00 SF
72	2665.79 SF
73	2773.13 SF
74	2883.99 SF
75	2797.94 SF
76	2688.02 SF
77	2760.00 SF
78	2640.00 SF

LOT AREA	
LOT #	AREA
79	2640.00 SF
80	2640.00 SF
81	2640.00 SF
82	3159.21 SF
83	3165.83 SF
84	2640.00 SF
85	2640.00 SF
86	2640.00 SF
87	2640.00 SF
88	2640.00 SF
89	2640.00 SF
90	2647.37 SF
91	2731.74 SF
92	2768.68 SF
93	2848.52 SF
94	2795.30 SF
95	2640.00 SF
96	2640.00 SF
97	2640.00 SF
98	2640.00 SF
99	2640.00 SF
100	2640.00 SF
101	2760.00 SF
TOTAL	274,142.35 SF



DEVELOPER

NEW VILLAGE HOMES
890 WEST ELLIOT ROAD
SUITE 104
GILBERT, ARIZONA 85233
PH: 602.692.5369
CONTACT: REED PORTER

DEVELOPER

BOWMAN CONSULTING
1295 WEST WASHINGTON STREET
SUITE 108
TEMPE, ARIZONA 85281
PH: 480.629.8830
CONTACT: NATHAN LARSON

BASIS OF BEARING

NORTH 89 DEGREES 38 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, RECORDED IN BOOK 475, PAGE 21, M.C.R.

SITE DATA

GROSS AREA: 14.27 ac
RAY R/W: 1.35 ac
VAL VISTA R/W: 0.93 ac
NET AREA: 11.99 ac

OPEN SPACE: 3.47 ac
% OPEN SPACE: 28.94%

DENSITY (NET): 7.08 du/ac

ZONING (EXISTING): SC
ZONING (PROPOSED): SF-D PAD OVERLAY

GP CLASSIFICATION (EXISTING): SHOPPING CENTER (SC)
GP CLASSIFICATION (PROPOSED): RESIDENTIAL 5 - 8 du/ac

SETBACK REQUIREMENTS:
FRONT: 3'
REAR: 5'
SIDE: 0'
LOT COVERAGE: 75%

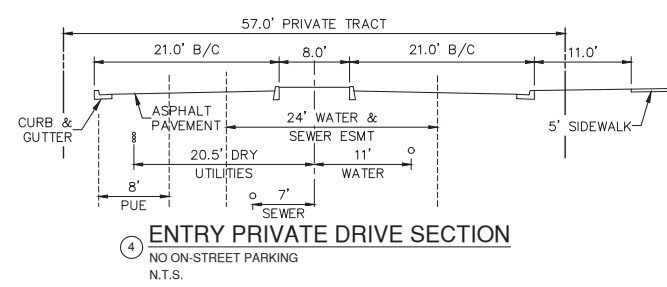
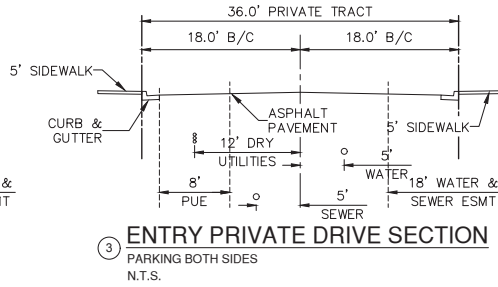
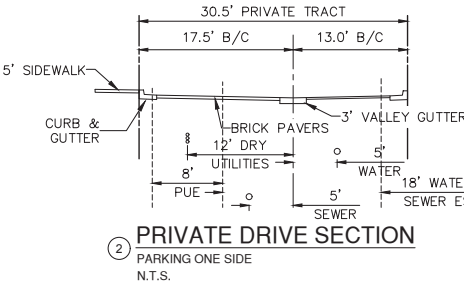
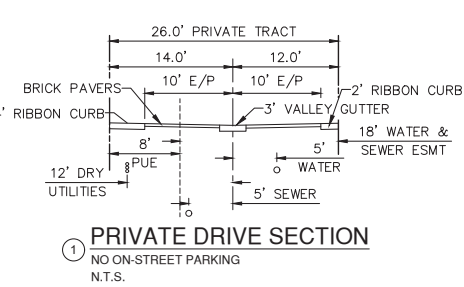
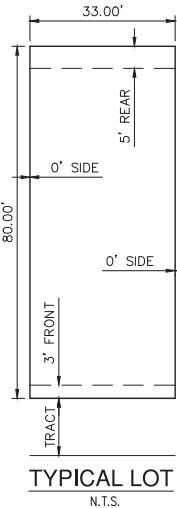
TOTAL LOTS: 101
TOTAL LOT AREA: 274,142 sf
MIN. LOT SIZE: 33' x 80'
MIN. AREA: 2,632 sf
AVG. LOT SIZE: 2,714 sf
MAX. AREA: 3,293 sf

LEGEND

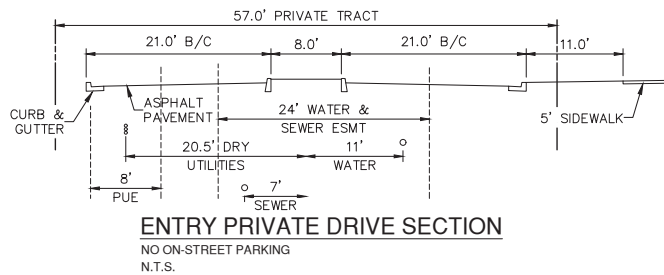
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- ⊠ BRASS CAP IN HAND HOLE
- SEWER MANHOLE
- FIRE HYDRANT
- ▲ SEWER FLOW ARROW
- WATER VALVE
- ⊙ EXISTING GAS MANHOLE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING ELECTRICAL PULL BOX
- ⊙ EXISTING TELEPHONE PEDISTAL
- ⊙ EXISTING GUY WIRE
- ⊙ EXISTING POWER POLE
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- R/W
- PUE
- EX W --- EXISTING WATER
- EX S --- EXISTING SEWER
- EX G --- EXISTING GAS
- OHU --- EXISTING OVERHEAD UTILITY LINES
- 8"S --- PROPOSED SEWER
- 8"W --- PROPOSED WATER

SHEET INDEX

PP01 COVER SHEET
PP02 PRELIMINARY PLAT

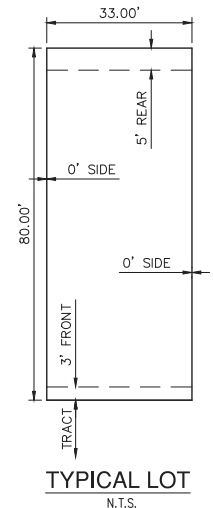


A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



RETENTION CALCULATIONS			
BASIN	AREA (SF)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
A (ONSITE)	485,940	106,907	108,261
B (OFFSITE)	80,478	20,498	21,008
C (OFFSITE)	41,684	5,881	5,881

PG01	PRELIMINARY GRADING & DRAINAGE COVER SHEET
PG02	PRELIMINARY GRADING & DRAINAGE PLAN

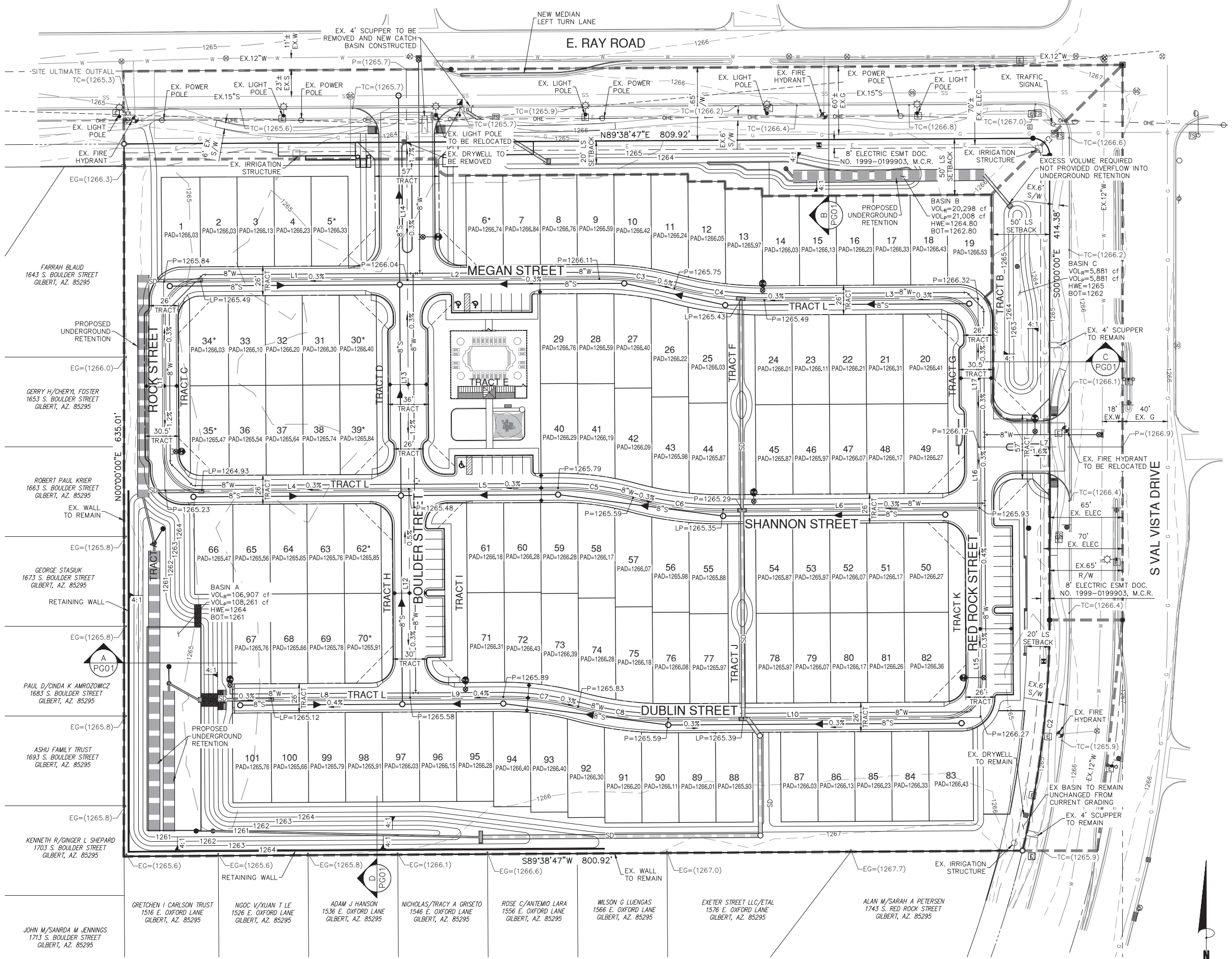


●	BRASS CAP FLUSH
○	MONUMENT AS NOTED
⊗	BRASS CAP IN HAND HOLE
○	SEWER MANHOLE
⦿	FIRE HYDRANT
▲	SEWER FLOW ARROW
●	WATER VALVE
⊗	EXISTING GAS MANHOLE
⊗	EXISTING SANITARY SEWER MANHOLE
—	EXISTING SIGN
⌚	EXISTING ELECTRICAL PULL BOX
⌚	EXISTING TELEPHONE PEDISTAL
→	EXISTING GUY WIRE
⌚	EXISTING POWER POLE
—	BOUNDARY LINE
—	SECTION LINE
—	LOT LINE
—	EASEMENT LINE
R/W	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
-1272- - - - -	EXISTING CONTOUR & ELEVATION
- EX W - - - -	EXISTING WATER
- EX S - - - -	EXISTING SEWER
- EX G - - - -	EXISTING GAS
OHU ———	EXISTING OVERHEAD UTILITY LINES
8"S ———	PROPOSED SEWER
8"W ———	PROPOSED WATER
—	DRAINAGE BOUNDARY

1. The first part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system (1) as $\epsilon \rightarrow 0$. The second part is devoted to the study of the asymptotic behavior of the solutions of the system (1) as $\epsilon \rightarrow \infty$.

PP01

SHEET 01 OF 02



CENTERLINE DATA		
LINE #	BEARING	DISTANCE
L1	N89°38'47"E	217.50'
L2	N89°38'47"E	170.98'
L3	N89°38'47"E	190.46'
L4	N89°38'47"E	217.50'
L5	N89°38'47"E	133.03'
L6	N89°38'47"E	228.40'
L7	N90°00'00"E	127.98'
L8	N89°38'47"E	158.50'
L9	N89°38'47"E	83.03'
L10	N89°38'47"E	278.40'
L11	N0°21'13"W	188.00'
L12	N0°21'13"W	186.00'
L13	N0°21'13"W	188.00'
L14	N0°21'13"W	187.00'
L15	N0°21'13"W	186.00'
L16	N0°21'13"W	55.12'
L17	N0°21'13"W	132.88'

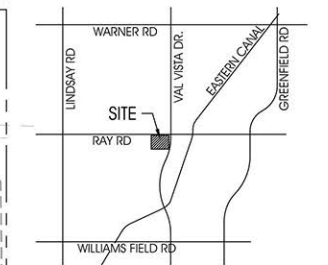
CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	23.65'	15.00'	90°21'13"
C2	207.56'	889.93'	13°21'47"

CENTERLINE CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C3	67.90'	251.00'	15°29'55"
C4	80.88'	299.00'	15°29'55"
C5	67.36'	249.00'	15°29'55"
C6	81.42'	301.00'	15°29'55"
C7	67.36'	249.00'	15°29'55"
C8	81.42'	301.00'	15°29'55"





VICINITY MAP



SITE DATA

APN'S	309-20-725 309-20-724
GROSS AREA	14.27 AC.
NET AREA	11.99 AC.
OPEN SPACE	3.47 AC. (28.94%)
OFFSITE LANDSCAPE AREA	33,818 SQ.FT.
ZONING (EXISTING)	SC
ZONING (PROPOSED)	SF-D PAD OVERLAY
UNITS	101
DENSITY (GROSS)	7.08 DU/AC

CONCEPTUAL PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	ESTIMATED QTY.
TREES			
(Symbol)	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	24" BOX	4
(Symbol)	CUPRESSUS SEMPERVIRENS 'GLAUCO' ITALIAN CYPRESS	24" BOX	10
(Symbol)	FRAXINUS VELUTINA 'FAN TEX' FAN TEX ASH	24" BOX	14
(Symbol)	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CRAPE MYRTLE	24" BOX	8
(Symbol)	NERIUM OLEANDER OLEANDER TREE STD.	24" BOX	28
(Symbol)	OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE	24" BOX	27
(Symbol)	PHOENIX DACTYLIFERA DATE PALM	16' HT.	8
(Symbol)	PISTACHIA x RED PUSH RED PUSH PISTACHIE	24" BOX	38
(Symbol)	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	61
(Symbol)	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX	94
SHRUBS			
(Symbol)	BOUGAINVILLEA SP. 'LA JOLLA'	5 GAL.	42
(Symbol)	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	3
(Symbol)	CALLISTEMON SP. 'LITTLE JOHN'	5 GAL.	175
(Symbol)	EREMOPHILA HYGROPHANA BLUE BELLS	5 GAL.	24
(Symbol)	MYRTUS COMMUNIS 'COMPACTA' COMPACT MYRTLE	5 GAL.	300
(Symbol)	NERIUM OLEANDER PETITE PINK	5 GAL.	409
(Symbol)	RUPELLIA BRITTONIANA BLUE RUELLIA	5 GAL.	93
(Symbol)	RUPELLIA PENISULARIS DESERT RUELLIA	5 GAL.	167
(Symbol)	SALVIA GREGGII AUTUMN SAGE	5 GAL.	24
(Symbol)	SINIMONDISIA CHINENSIS 'VISTA' COMPACT JOJOBA	5 GAL.	134
(Symbol)	TECOMA x 'LYDIA' LYDIA	5 GAL.	107
(Symbol)	TECOMA x 'BELLS OF FIRE' BELLS OF FIRE	5 GAL.	88
(Symbol)	TECOMA x 'ORANGE JUBILEE' ORANGE JUBILEE	5 GAL.	11
ACCENTS			
(Symbol)	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS - CRIMSON YUCCA	5 GAL.	26
(Symbol)	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	186
(Symbol)	MUEHLBERGIA CAPILLARIS 'REGAL MIST'	5 GAL.	161
GROUNDCOVERS			
(Symbol)	ACACIA REDOLENS 'LOW BOY' TRAILING ACACIA	1 GAL.	59
(Symbol)	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'	1 GAL.	446
(Symbol)	LANTANA CAMARA 'DALLAS RED' DALLAS RED LANTANA	1 GAL.	49
(Symbol)	LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL.	263
(Symbol)	LANTANA SP. 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	350
(Symbol)	ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.	143
(Symbol)	RUPELLIA BRITTONIANA 'KATIE' BLUE DWARF RUELLIA	1 GAL.	24
VINES			
(Symbol)	BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	5 GAL.	10
MATERIAL			
(Symbol)	DECOMPOSED GRANITE 'EXPRESS BROWN'	3/4" MINUS 2" DEPTH	
(Symbol)	CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS	12,120 SQ.FT. (6.6% OF TOTAL LS AREA)	
(Symbol)	6X6 CONCRETE HEADER		
NOTE: MAINTENANCE OF ALL COMMON AREAS/TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION			

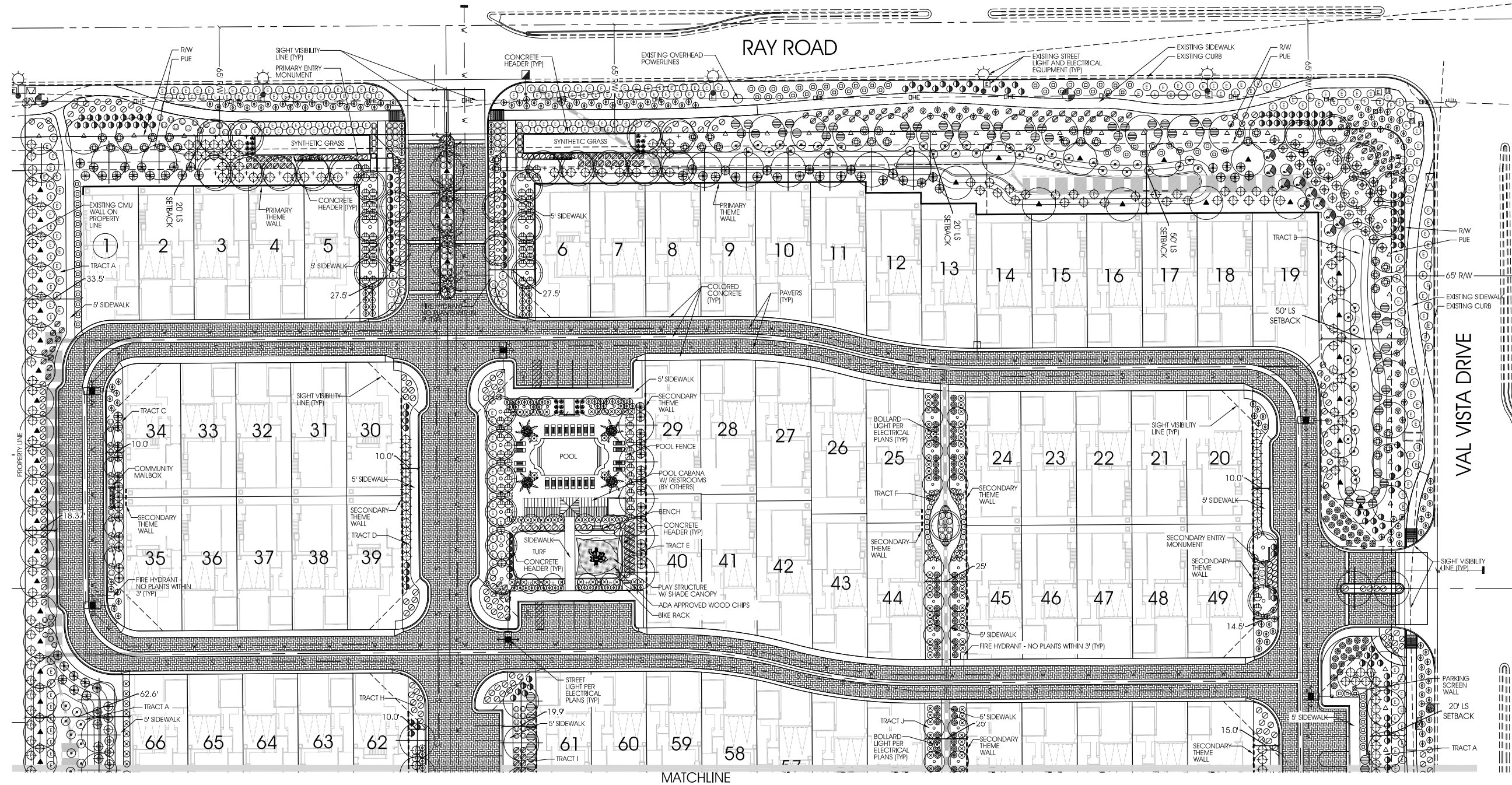
GENERAL NOTES

1. FINAL LOT SITE CONFIGURATIONS MAY VARY AT THE TIME OF FINAL PLAN APPROVAL
2. LANDSCAPE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE.
3. ALL NON-TURF AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE
4. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
5. LANDSCAPE AND STRUCTURES WITHIN SIGHT TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'-0".
6. FINAL PLANT SPECIES, THEIR LOCATION, SIZES, AND QUANTITIES MAY VARY AT THE TIME OF FINAL PLAN APPROVAL FROM THE TOWN OF GILBERT.
7. AMENITIES LAYOUT MAY CHANGE DUE TO FINAL GRADING CHANGES.
8. ADDITIONAL PLANT MATERIALS MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE PROJECT.
9. LANDSCAPE TRACTS AND OPEN SPACE TO BE MAINTAINED BY HOA.
10. PLANT TYPES AND QUANTITIES WILL CONFORM TO THE TOWN OF GILBERT LANDSCAPE GUIDELINES.

Andalusia Villas

GILBERT, ARIZONA

GP18-07/Z18-11/S18-03 Andalusia Villas
Attachment 7: Landscape & Open Space
Plans (3 pages)
September 5, 2018



CONCEPTUAL PLANT LEGEND			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	ESTIMATED QTY.
TREES			
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	24" BOX	4
	CUPRESSUS SEMPERVIRENS 'GLAUCO' ITALIAN CYPRESS	24" BOX	10
	FRAXINUS VELUTINA 'FAN TEX' FAN TEX ASH	24" BOX	14
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CRAPE MYRTLE	24" BOX	8
	NERIUM OLEANDER OLEANDER TREE STD.	24" BOX	28
	OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE	24" BOX	27
	PHOENIX DACTYLIFERA DATE PALM	16" HT.	8
	PISTACHIA X RED PUSH RED PUSH PISTACHE	24" BOX	38
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	61
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX	94
SHRUBS			
	BOUGAINVILLEA SP. 'LA JOLLA'	5 GAL.	42
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	3
	CALLISTEMON SP. 'LITTLE JOHN'	5 GAL.	175
	EREMOPHILA HYGROPHANA BLUE BELLS	5 GAL.	24
	MYRTUS COMMUNIS 'COMPACTA' COMPACT MYRTLE	5 GAL.	300
	NERIUM OLEANDER PETITE PINK	5 GAL.	409
	RUPELLIA BRITTONIANA BLUE RUELLIA	5 GAL.	93
	RUPELLIA PENISULARIS DESERT RUELLIA	5 GAL.	167
	SALVIA GREGGII AUTUMN SAGE	5 GAL.	24
	SIMMONDSIA CHINENSIS 'VISTA' COMPACT JOJOBA	5 GAL.	134
	TECOMA x 'LYDIA' LYDIA	5 GAL.	107
	TECOMA x 'BELLS OF FIRE' BELLS OF FIRE	5 GAL.	88
	TECOMA x 'ORANGE JUBILEE' ORANGE JUBILEE	5 GAL.	11
ACCENTS			
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS - CRISMON YUCCA	5 GAL.	26
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	186
	MULLENBERGIA CAPILLARIS REGAL MIST	5 GAL.	161
GROUNDCOVERS			
	ACACIA REDOLENS 'LOW BOY' TRAILING ACACIA	1 GAL.	59
	EREMOPHILA PROSTRATA CUTBACK SUNRISE	1 GAL.	446
	LANTANA CANARIA 'DALLAS REE' DALLAS RED LANTANA	1 GAL.	49
	LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL.	263
	LANTANA SP. 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	347
	ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.	143
	RUPELLIA BRITTONIANA 'KATIE' BLUE DWARF RUELLIA	1 GAL.	24
VINES			
	BOUGAINVILLEA 'BARBARA KARS' BOUGAINVILLEA	5 GAL.	10
MATERIAL			
	DECOMPOSED GRANITE 'EXPRESS BROWN'	3/4" MINUS 2" DEPTH	
	CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS	12,120 SQ. FT. (6.6% OF TOTAL LS AREA)	
NOTE: MAINTENANCE OF ALL COMMON AREAS/TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.			

PROJECT DATA

GROSS AREA	14.27 AC. (621,601 SQ. FT.)
NET AREA	11.99 AC. (522,284 SQ. FT.)
OFFSITE LANDSCAPE AREA	33,818 SQ. FT.
ON-SITE LANDSCAPE AREA	151,101 SQ. FT.
COMMON AREA OPEN SPACE	151,101 SQ. FT.
LANDSCAPE COVERAGE	28.94% (OF NET)
ACTIVE OPEN SPACE	19,068 SQ. FT. (12.6%)
VEGETATIVE GROUND COVER	40%
ALONG RAY & VAL VISTA ROADS	

GENERAL NOTES

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Andalusia Villas

GILBERT, ARIZONA

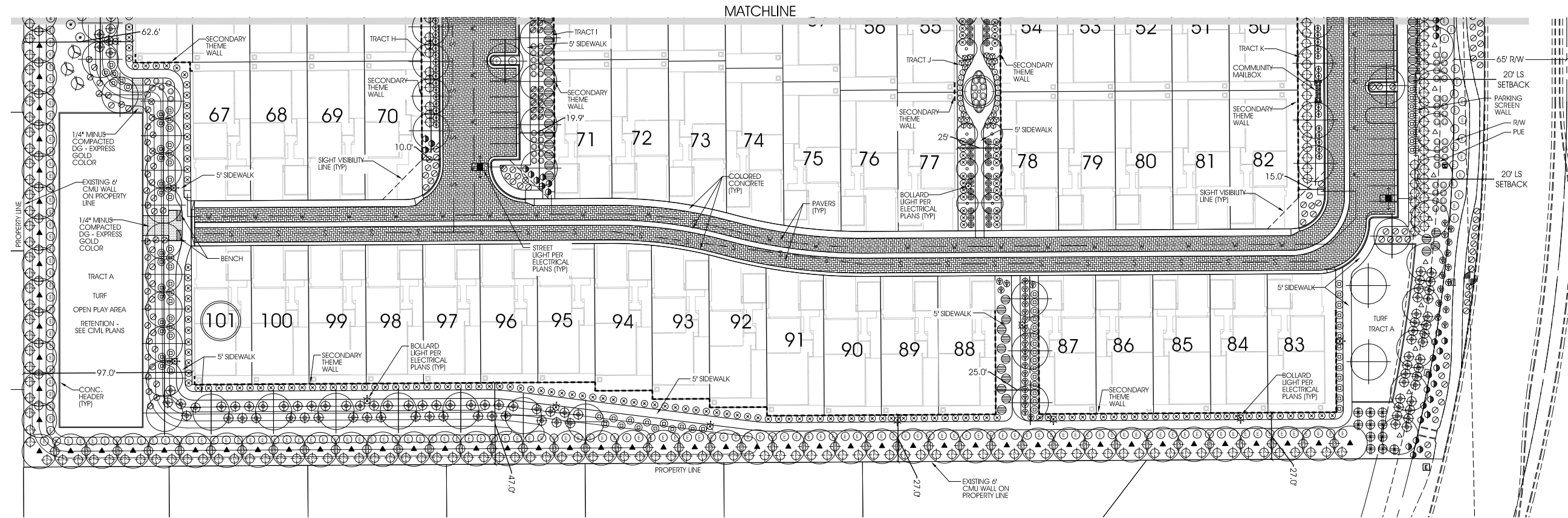


New Village Homes
Cottage Communities



PRELIMINARY - NOT FOR CONSTRUCTION

CONCEPTUAL LANDSCAPE/OPEN SPACE PLAN



CONCEPTUAL PLANT LEGEND		
SYMBOL	BOTANICAL/COMMON NAME	SIZE
TREES		
	CAESALPINIA MEXICANA	24" BOX
	MEXICAN BIRD OF PARADISE	24" BOX
	CUPRESSES SEMPERVIRENS 'GLAUCA'	24" BOX
	ITALIAN CYPRESS	24" BOX
	FRAXINUS VELUTINA 'FAN TEX'	24" BOX
	FAN TEX ASH	24" BOX
	LAGERSTROEMIA INDICA 'NATCHEZ'	24" BOX
	NATCHEZ CRAPE MYRTLE	24" BOX
	NERIUM OLEANDER	24" BOX
	OLEANDER TREE STD.	24" BOX
	OLEA EUROPEA 'SWAN HILL'	24" BOX
	SWAN HILL OLIVE	24" BOX
	PHOENIX DACTYLIFERA	16' HT.
	DATE PALM	16' HT.
	PISTACHIA X RED PUSH	24" BOX
	RED PUSH PISTACHE	24" BOX
	QUERCUS VIRGINIANA	24" BOX
	SOUTHERN LIVE OAK	24" BOX
	ULMUS PARVIFOLIA	24" BOX
	EVERGREEN ELM	24" BOX
SHRUBS		
	BOUGAINVILLEA SP. 'LA JOLLA'	5 GAL.
	CAESALPINIA PULCHERRIMA	5 GAL.
	RED BIRD OF PARADISE	5 GAL.
	CALLISTEMON SP. 'LITTLE JOHN'	5 GAL.
	EREMOPHILA HYGROPHANA	5 GAL.
	BLUE BELLS	5 GAL.
	MYRTUS COMMUNIS 'COMPACTA'	5 GAL.
	COMPACT MYRTLE	5 GAL.
	NERIUM OLEANDER	5 GAL.
	PETITE PINK	5 GAL.
	RUELLIA BRITTONIANA	5 GAL.
	BLUE RUELLIA	5 GAL.
	RUELLIA PENINSULARIS	5 GAL.
	DESERT RUELLIA	5 GAL.
	SALVIA GREGGII	5 GAL.
	AUTUMN SAGE	5 GAL.
	SIMMONDSIA CHINENSIS 'NISTA'	5 GAL.
	COMPACT JOJOBA	5 GAL.
	TECOMA X LYDIA	5 GAL.
	LYDIA	5 GAL.
	TECOMA X BELLS OF FIRE	5 GAL.
	BELLS OF FIRE	5 GAL.
	TECOMA X ORANGE JUBILEE	5 GAL.
	ORANGE JUBILEE	5 GAL.
ACCENTS		
	HESPERALOE PARVIFLORA 'PEPPA'	5 GAL.
	BRAKELIGHTS - CRISMON YUCCA	5 GAL.
	HESPERALOE PARVIFLORA	5 GAL.
	RED YUCCA	5 GAL.
	MUHLENBERGIA CAPILLARIS	5 GAL.
	'REGAL MIST'	5 GAL.
GROUNDCOVERS		
	ACACIA REDOLENS 'LOW BOY'	1 GAL.
	TRAILING ACACIA	1 GAL.
	EREMOPHILA PROSTRATA	1 GAL.
	'OUTBACK SUNRISE'	1 GAL.
	LANTANA CAMARA 'DALLAS RED'	1 GAL.
	DALLAS RED LANTANA	1 GAL.
	LANTANA MONTEVIDENSIS	1 GAL.
	PURPLE LANTANA	1 GAL.
	LANTANA SP. 'NEW GOLD'	1 GAL.
	NEW GOLD LANTANA	1 GAL.
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL.
	PROSTRATE ROSEMARY	1 GAL.
	RUELLIA BRITTONIANA 'KATE'	1 GAL.
	BLUE DWARF RUELLIA	1 GAL.
VINES		
	BOUGAINVILLEA 'BARBARA KARST'	5 GAL.
	BOUGAINVILLEA	5 GAL.
MATERIAL		
	DECOMPOSED GRANITE	3/4" MINUS
	'EXPRESS BROWN'	2" DEPTH
	TURF	CYNODON DACTYLON 'MDIRON' 12,120 SQ.FT. (6.6% OF TOTAL)
	HYBRID BERMUDA GRASS	
	6x6 CONCRETE HEADER	
NOTE:		
MAINTENANCE OF ALL COMMON AREAS/TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION		

GENERAL NOTES

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Andalucia Villas

GILBERT, ARIZONA

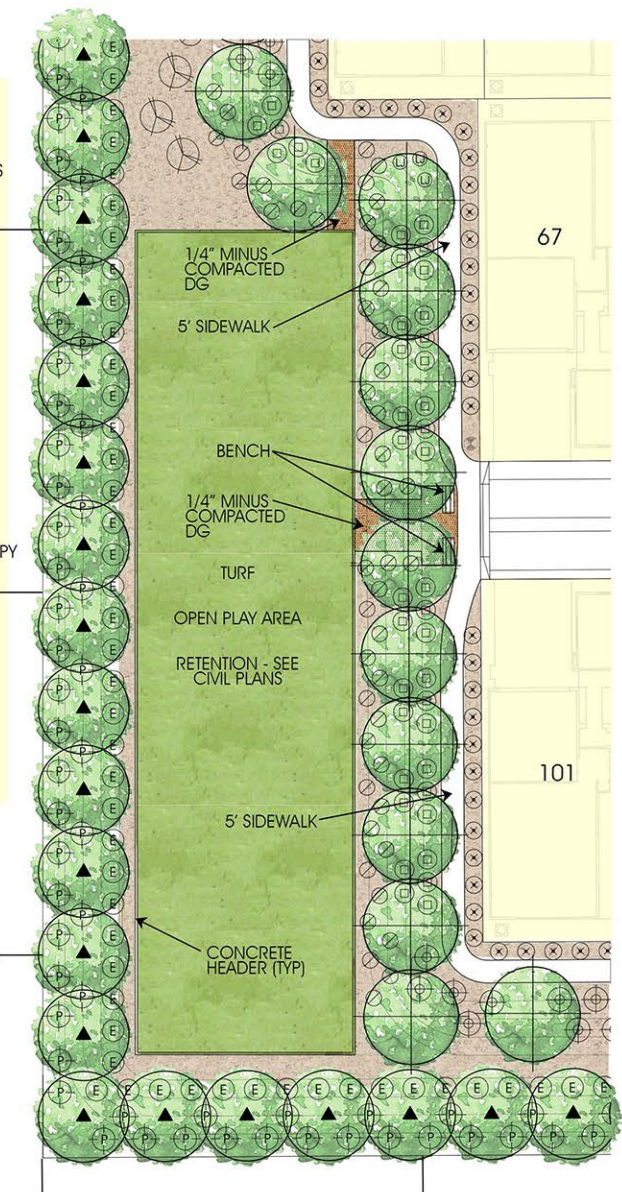
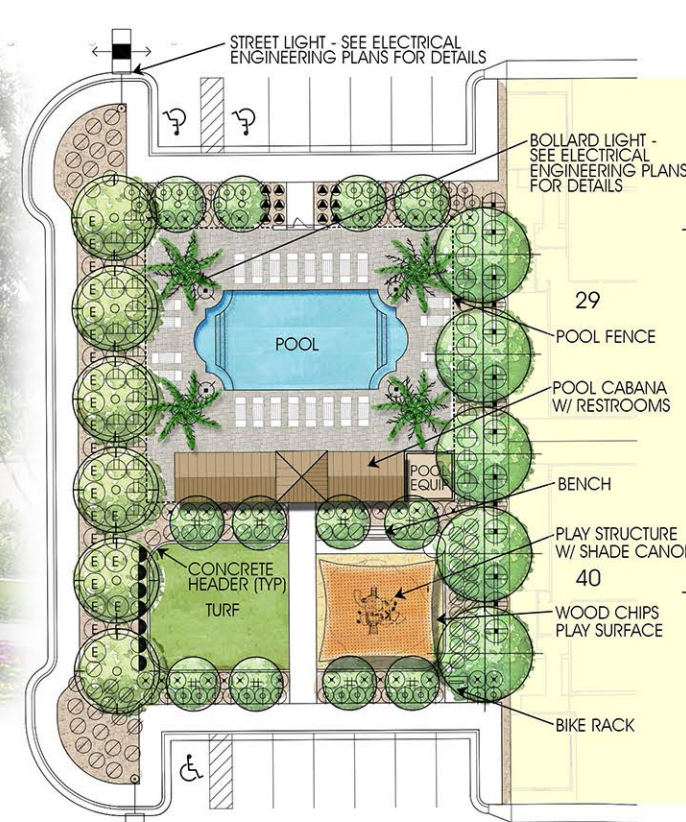


New Village Homes
Cottage Communities



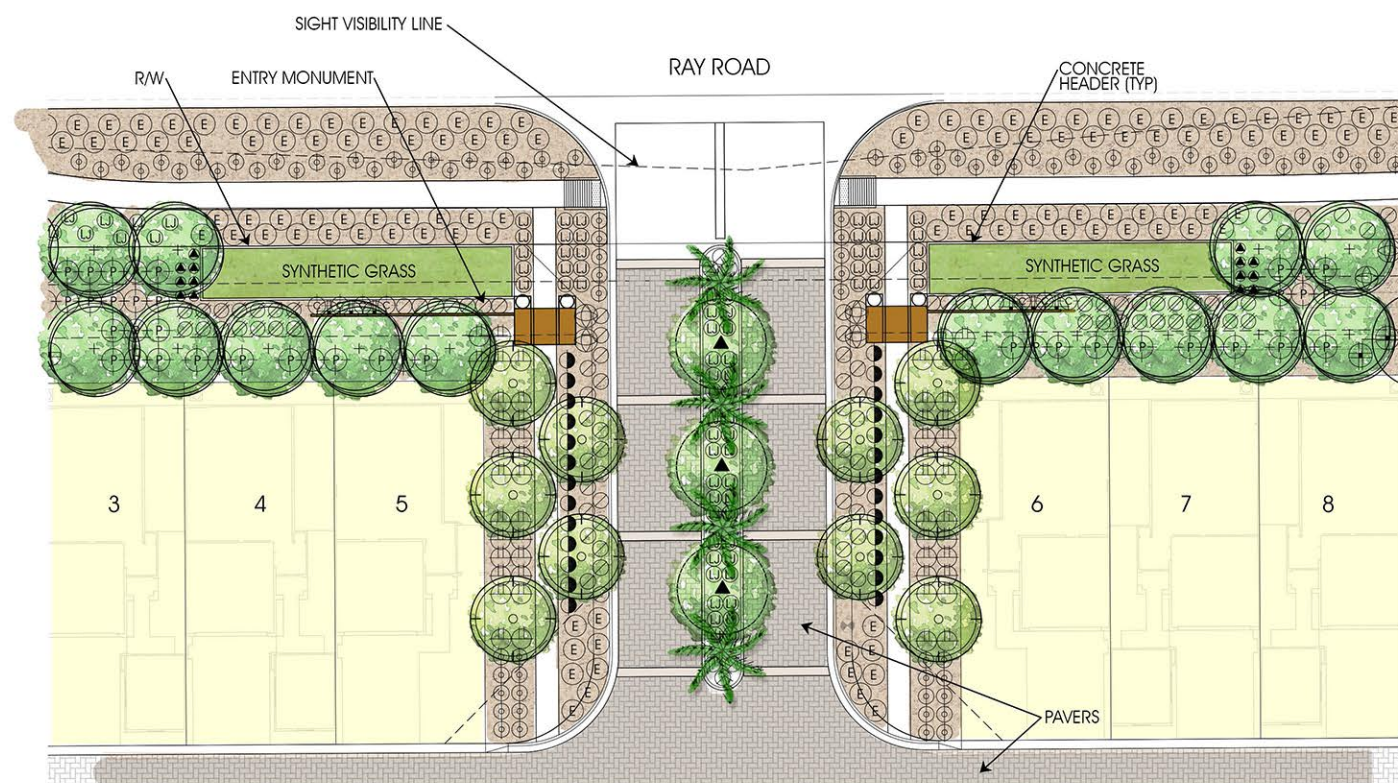
PRELIMINARY - NOT FOR CONSTRUCTION

CONCEPTUAL LANDSCAPE/OPEN SPACE PLAN



1 PRIMARY ENTRY
PERSPECTIVE

NTS

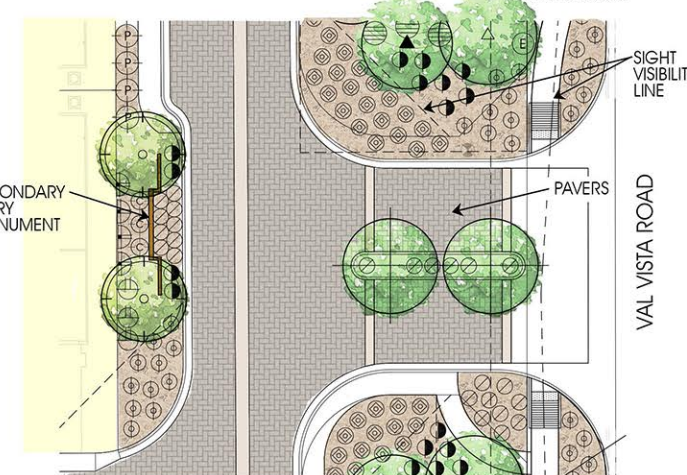


3 CENTRAL AMENITY AREA
PLAN VIEW

1"=20'-0"

CENTRAL AMENITY AREA

QTY.	DESCRIPTION	QTY.	DESCRIPTION
1	COMMUNITY POOL	1	BENCH
1	POOL CABANA W/ RESTROOMS (BY OTHERS)		MANUF: ANOVA SITE FURNISHINGS
1	PLAY STRUCTURE		MODEL: L1369
	MANUF: LANDSCAPE STRUCTURES		COLOR: BRONZE
	MODEL: MOTION 5136	1	SHADE CANOPY
	COLOR: NATURAL		MANUF: SHADE N NET
1	TRASH RECEPTACLE		MODEL: 4 POST HIP
	MANUF: ANOVA SITE FURNISHINGS		COLOR: CEDAR FABRIC, BEIGE POSTS
	MODEL: L1397	1	BIKE RACK
	COLOR: BRONZE		MANUF: PW ATHLETIC
			MODEL: 1602-05
			COLOR: IVORY



5 SECONDARY ENTRY
PLAN VIEW

1"=20'-0"

4 OPEN PLAY AREA
PLAN VIEW

1"=20'-0"

OPEN PLAY AREA

QTY.	DESCRIPTION
1	5' SIDEWALK
1	TRASH RECEPTACLE
	MANUF: ANOVA SITE FURNISHINGS
	MODEL: L1397
	COLOR: BRONZE
2	BENCH
	MANUF: ANOVA SITE FURNISHINGS
	MODEL: L1369
	COLOR: BRONZE

Andalusia Villas

GILBERT, ARIZONA

GP18-07/Z18-11/S18-03 Andalusia Villas
Attachment 8: Entry & Amenity Plan
September 5, 2018

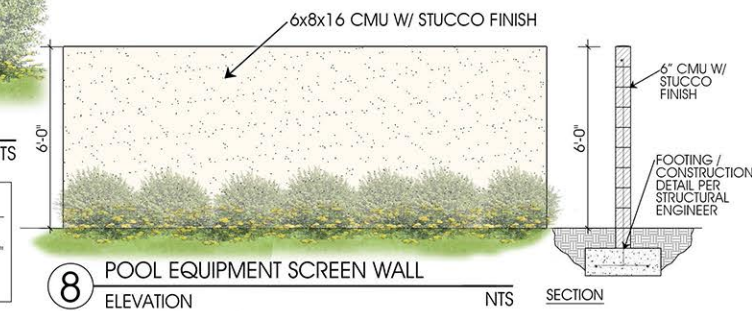
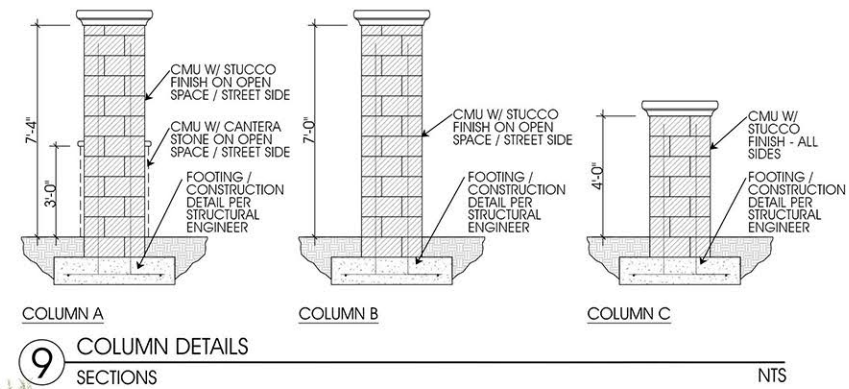
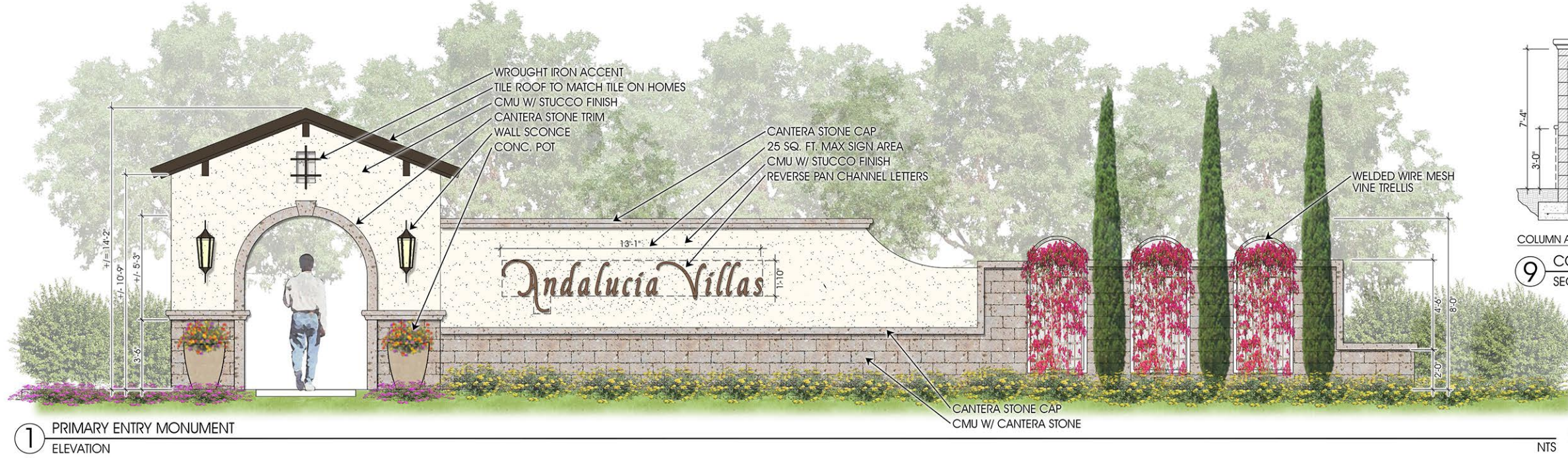


New Village Homes
Cottage Communities

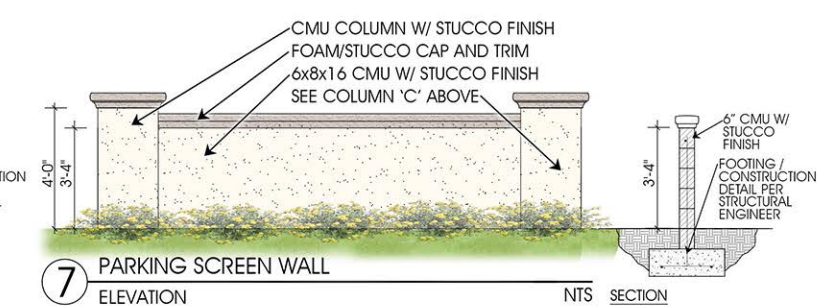
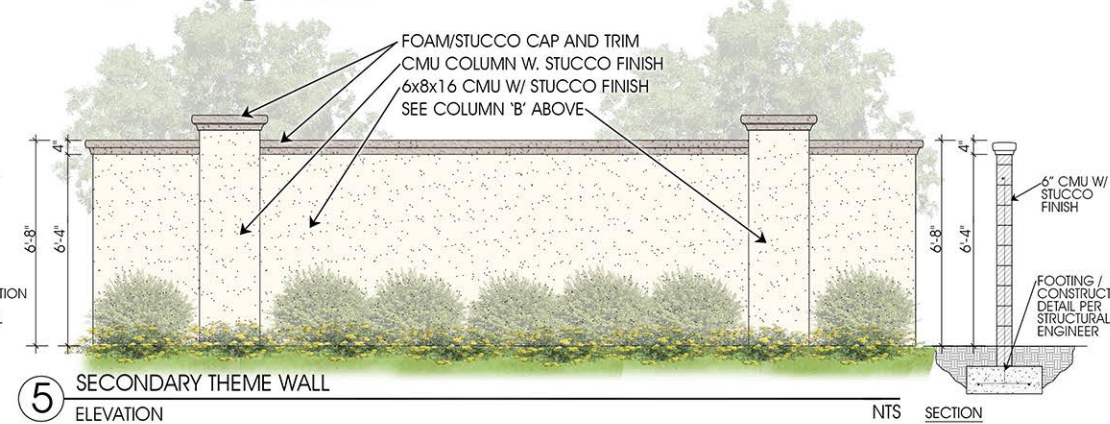
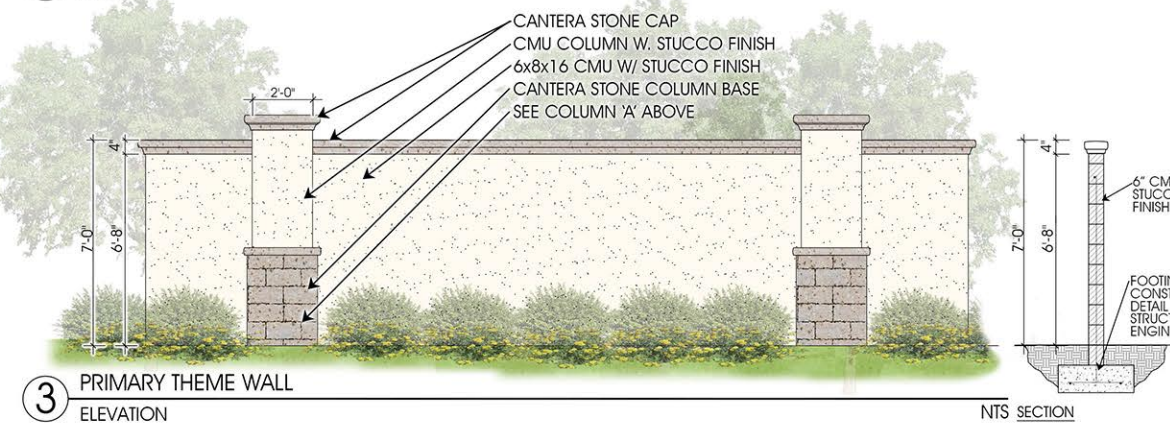
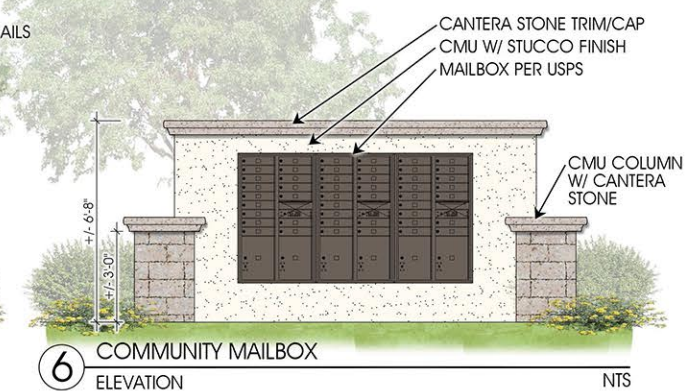
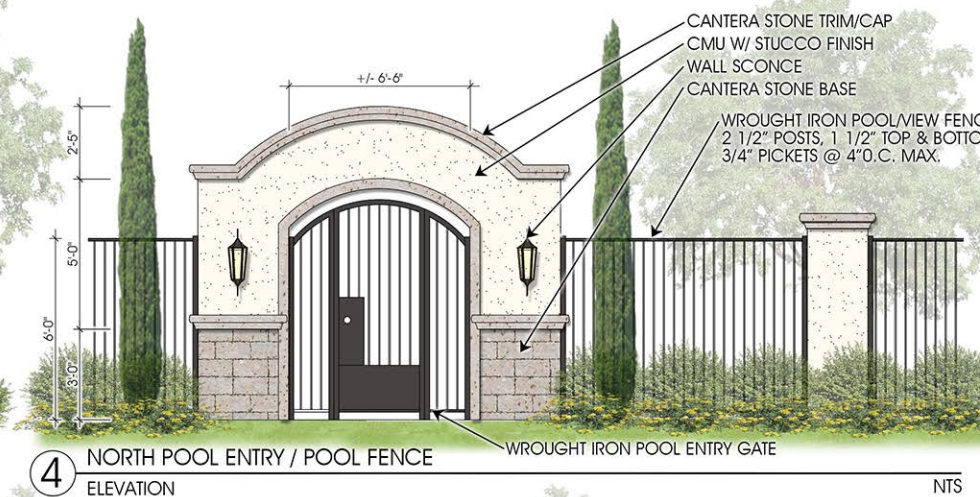
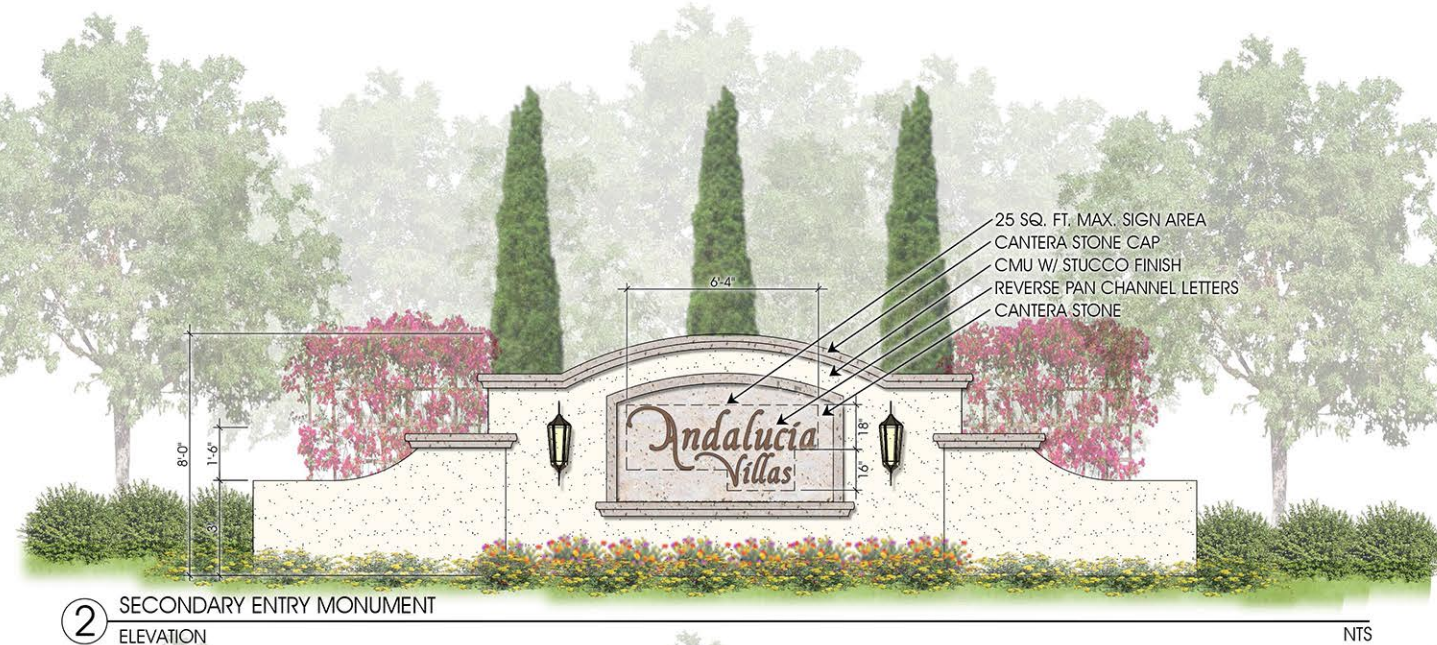


PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY ENTRY / AMENITY PLAN

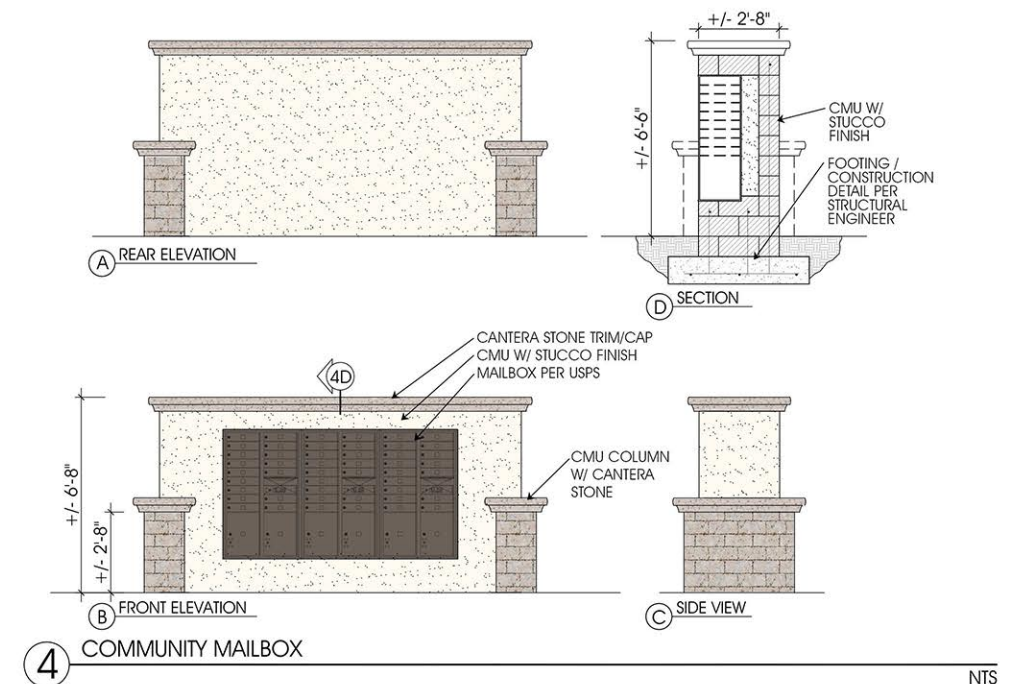
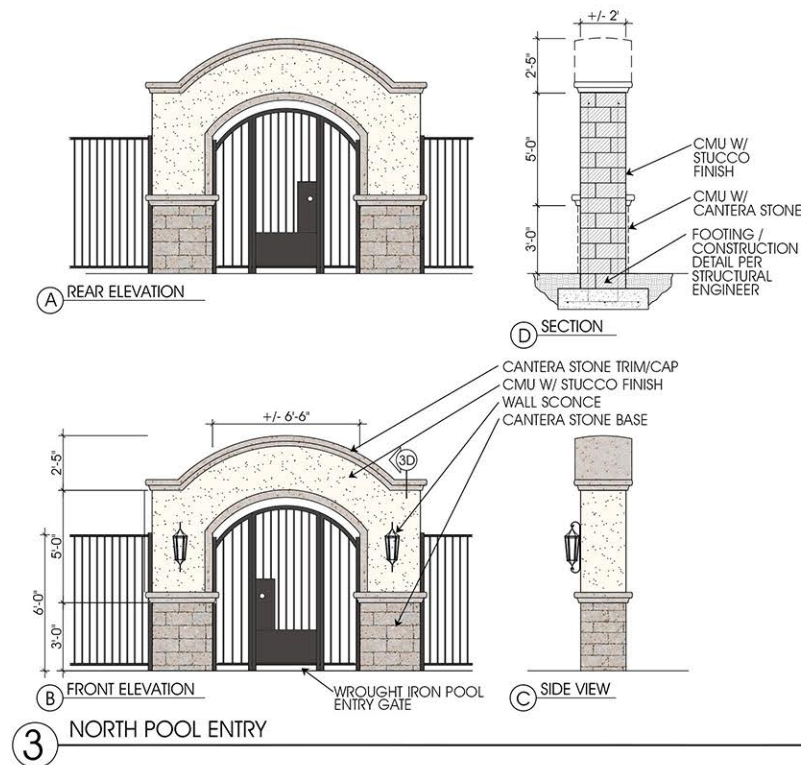
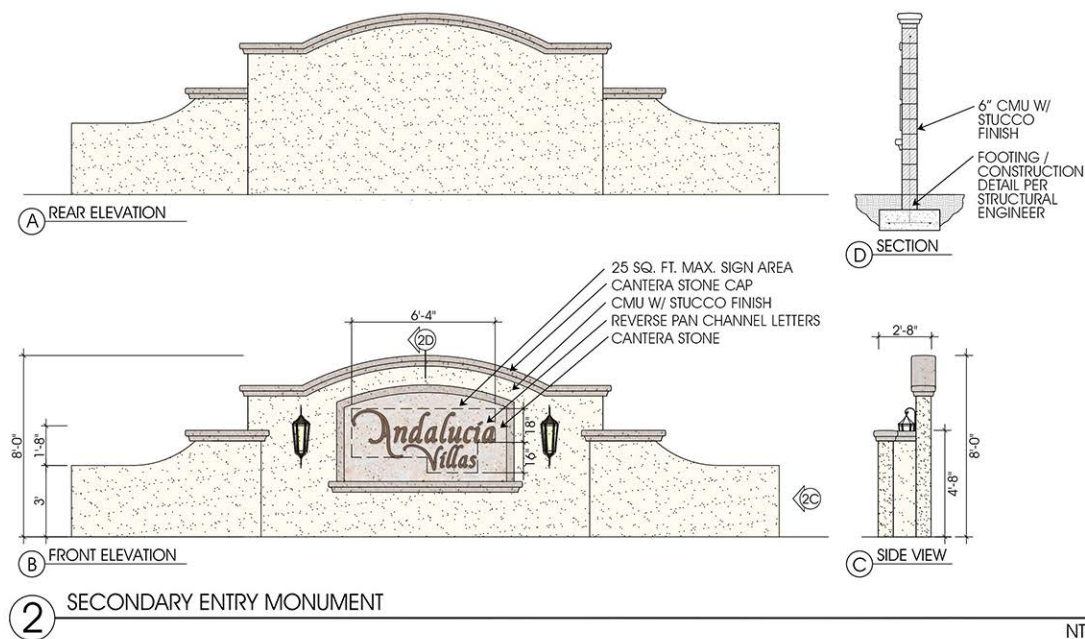
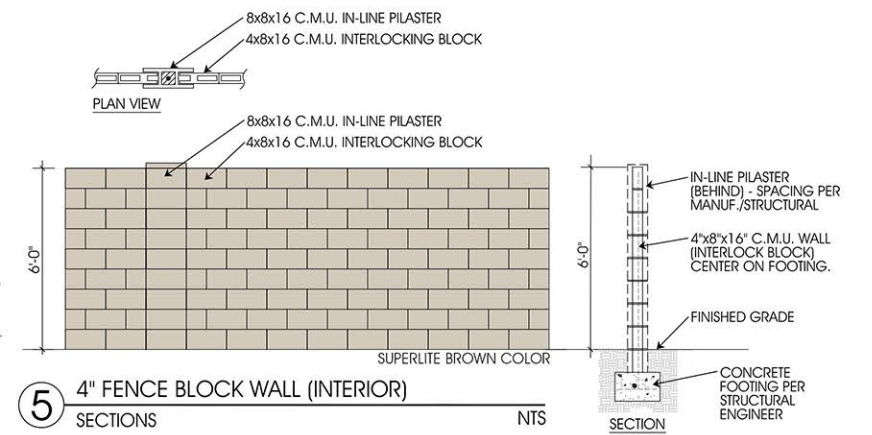
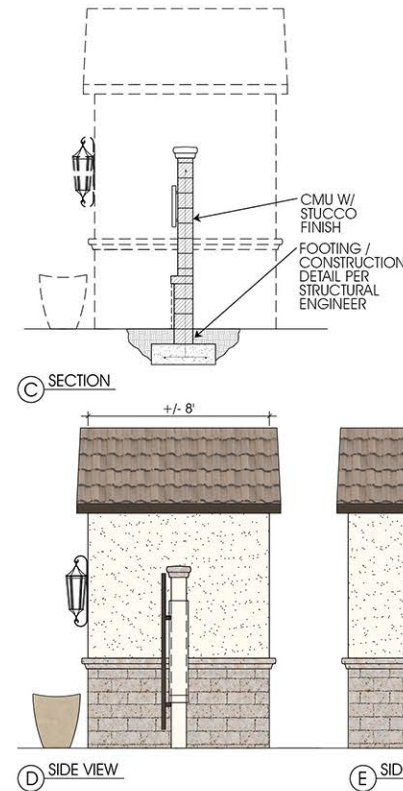
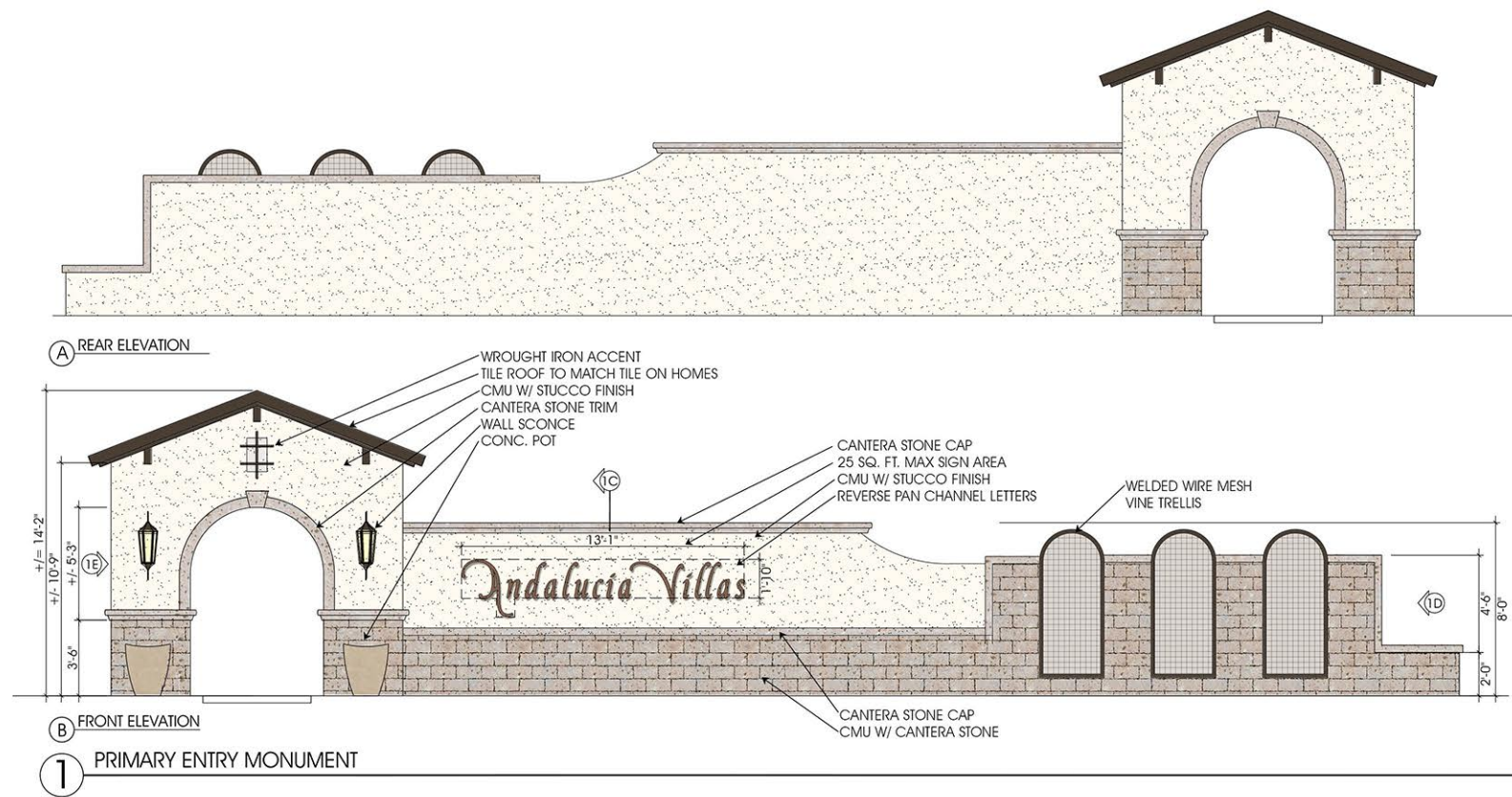


ENTRY/THEME WALL COLORS	
CMU W/ STUCCO FINISH	VIEW FENCE
COLOR - BENJAMIN MOORE 'MONROE BISQUE'	COLOR - BENJAMIN MOORE 'BLACK BEAUTY'
CANTERA STONE CAP	TILE ROOF
COLOR - TOBACCO	COLOR - EAGLE



Andalucia Villas
GILBERT, ARIZONA

GP18-07/Z18-11/S18-03 Andalucia Villas
Attachment 9: Entry & Theme Wall Elevations
September 5, 2018



Andalucia Villas
GILBERT, ARIZONA



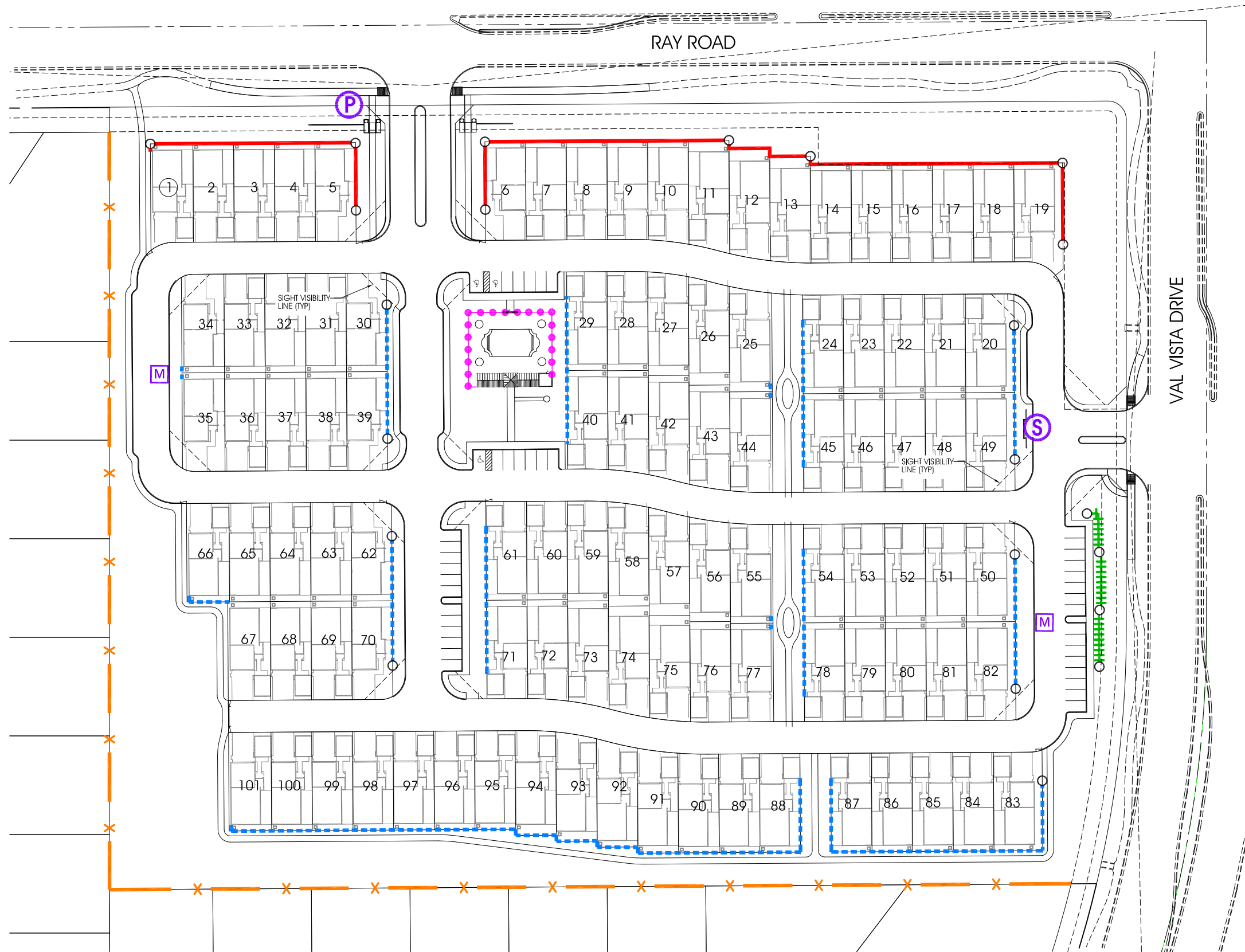
New Village Homes
Cottage Communities



PRELIMINARY ENTRY DETAILS



PRELIMINARY - NOT FOR CONSTRUCTION



Andalusia Villas

GILBERT, ARIZONA

GP18-07/Z18-11/S18-03 Andalusia Villas
Attachment 10: Master Wall Plan
September 5, 2018



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PRELIMINARY MASTER WALL PLAN
0' 20' 40' 80' NORTH 1"=40' 8.14.18
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MATERIALS / COLORS



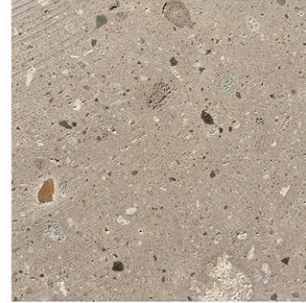
PAVERS
BELGARD - CAMBRIDGE COBBLE
DESERT BLEND COLOR



COLORS
DAVIS COLORS - RUSTIC BROWN



VIEW FENCE / TS
DUNN EDWARDS - BLACK BEAN



STUCCO - ENTRY MONUMENT / THEME WALLS
DUNN EDWARDS - VANILLA SHAKE

CANTERA STONE
COLOR - CAFE 1



WOOD FACIA - ENTRY MONUMENT
DUNN EDWARDS - ESPRESSO MACCHIATO



ROOF - ENTRY MONUMENT
EAGLE - 3645 SUNRISE BLEND

PROJECT AMENITIES



BENCH
ANOVA SITE FURNISHINGS - L1369 BRONZE



WROUGHT IRON ACCENT
AT ENTRY - CUSTOM



TRASH RECEPTACLE
ANOVA SITE FURNISHINGS - L1397 BRONZE



KITCHLER LIGHTING
49514OZ - BRONZE



PRECAST CONC. POT
KORNEGAY DESIGNS - LARKSPUR L24



BIKE RACK
PW ATHLETIC - 1602-05 IVORY



PLAY STRUCTURE
LANDSCAPE STRUCTURES
MOTION - 5136 NATURAL COLOR



SHADE CANOPY
SHADE N NET
4 POST HIP - CEDAR FABRIC / BEIGE POSTS



TROPITONE CABANA CLUB ALUMINUM CHAISE LOUNGE
FRAME MOCHA / SLING CATAMARAN

Andalusia Villas
GILBERT, ARIZONA

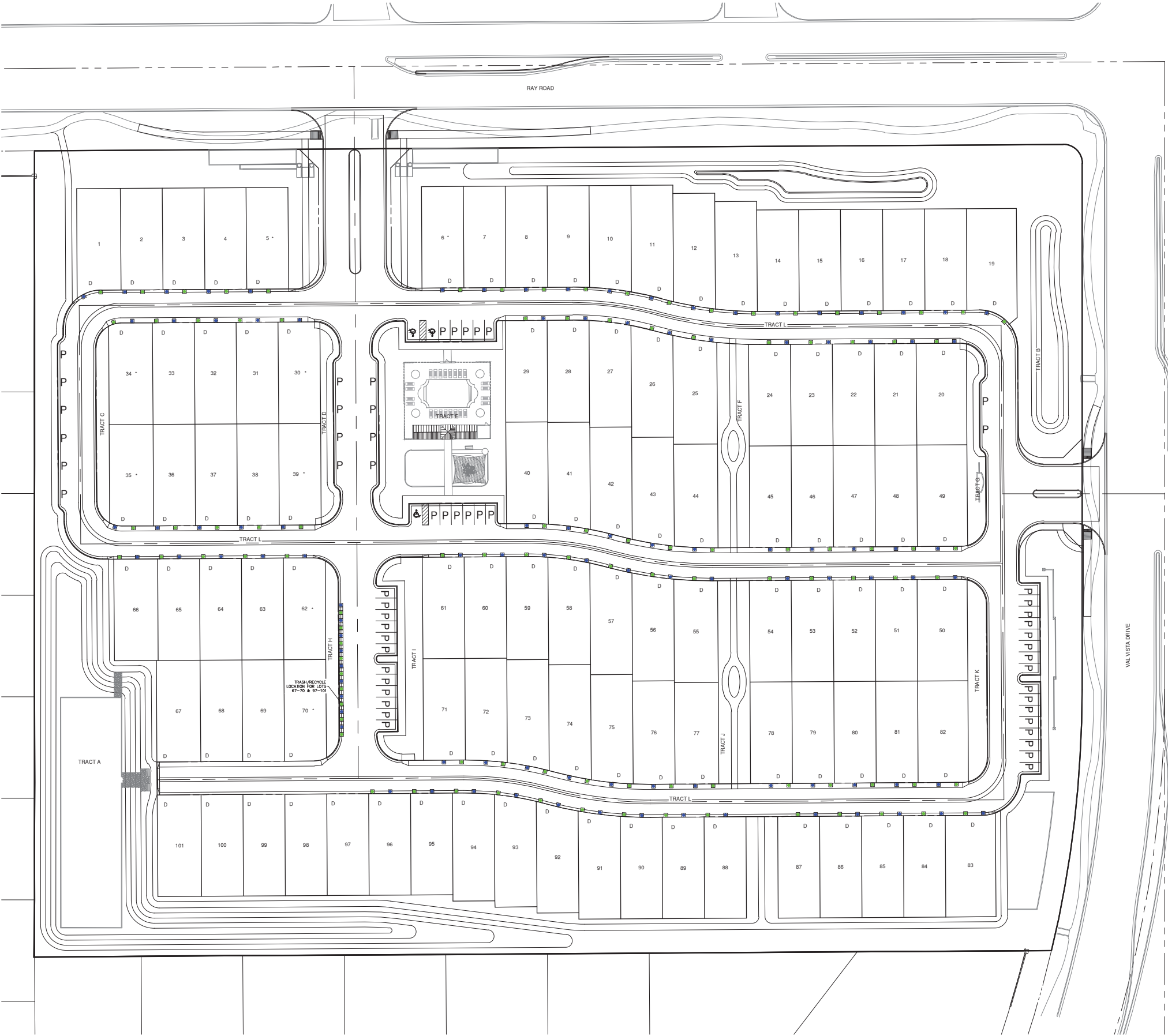
PRELIMINARY MATERIALS & COLORS



New Village Homes
Cottage Communities



PRELIMINARY - NOT FOR CONSTRUCTION



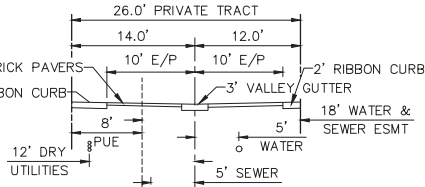
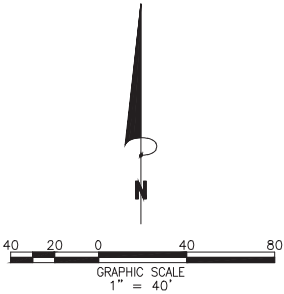
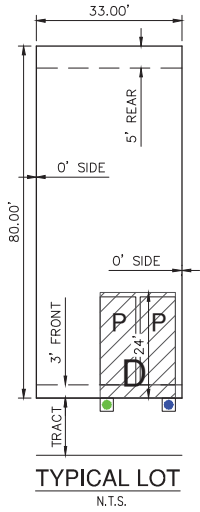
SITE DATA

NET AREA:	11.99 ac
TOTAL LOTS:	101
LOT SIZE:	33' x 80'
OPEN SPACE:	3.47 ac
PARKING CALCULATIONS:	
101 lots * 0.5 sp/unit	50
ACTIVE AMENITY	6
TOTAL	56
PARKING PROVIDED:	
STANDARD	55
ADA VAN ACCESSABLE	1
ADA ACCESSABLE	2
TOTAL	58

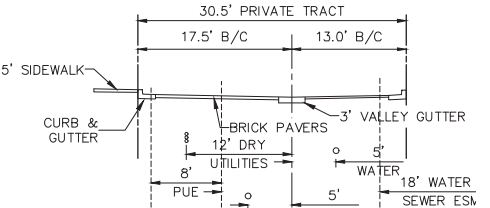
LEGEND

- PARKING SPACE
- DRIVEWAY LOCATION
- TRASH & RECYCLE CONTAINERS

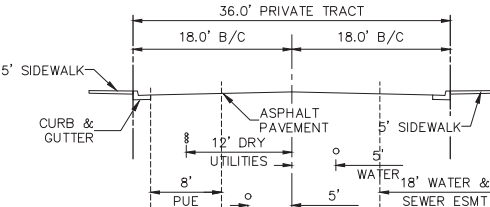
NOTE
TRASH COLLECTION LOCATIONS WILL PROVIDE
A MINIMUM CAN SEPARATION OF 3'



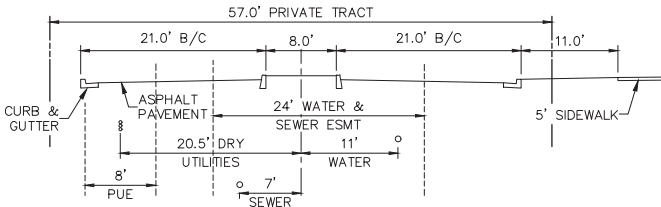
PRIVATE DRIVE SECTION
NO ON-STREET PARKING
N.T.S.



PRIVATE DRIVE SECTION
PARKING ONE SIDE
N.T.S.



ENTRY PRIVATE DRIVE SECTION
PARKING BOTH SIDES
N.T.S.



ENTRY PRIVATE DRIVE SECTION
NO ON-STREET PARKING
N.T.S.

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PARKING & TRASH/RECYCLE LOCATION EXHIBIT

ANDALUSIA VILLAS

MARICOPA COUNTY

GILBERT, ARIZONA

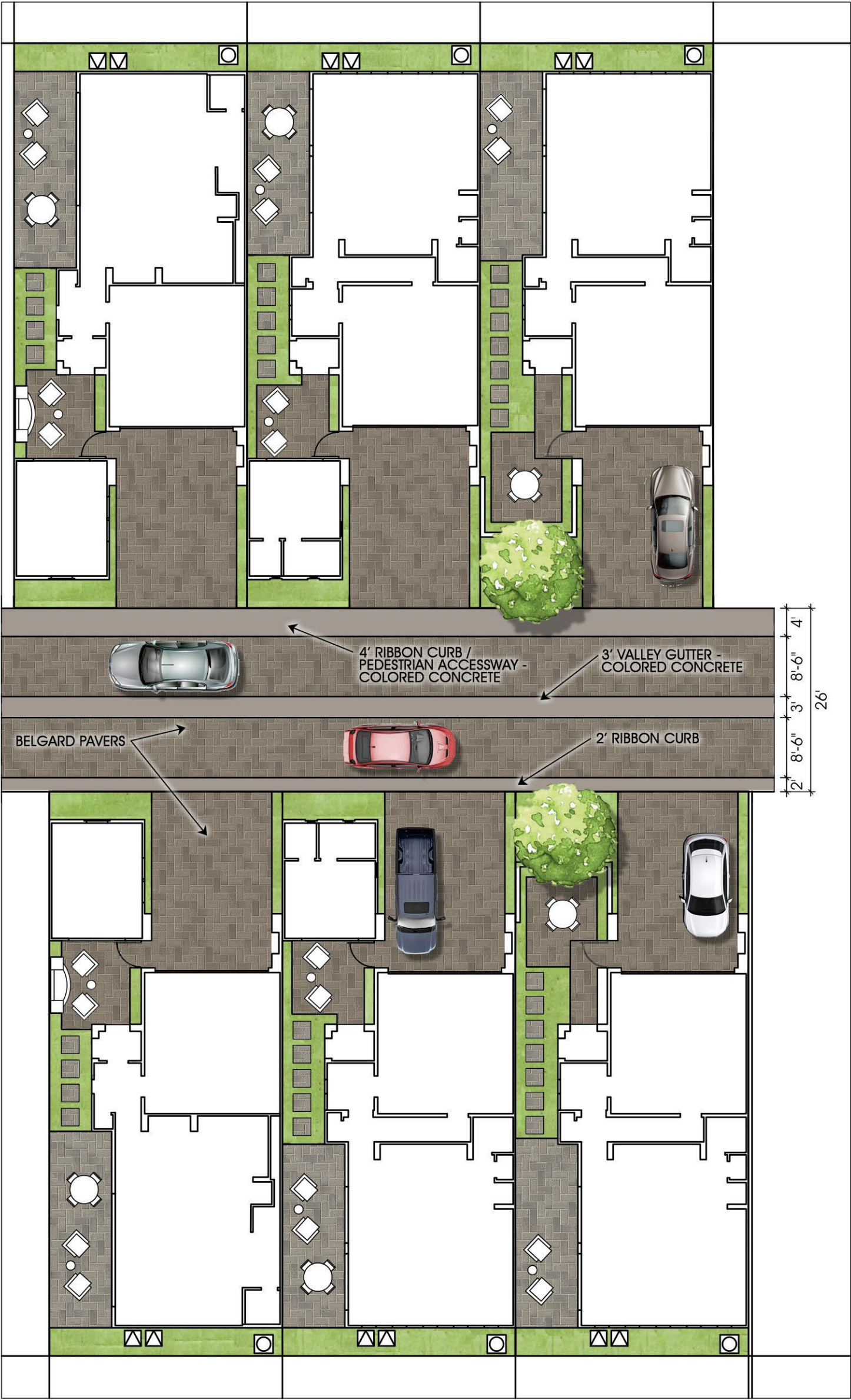
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
SKF	CRS
DESIGN	DRAWN
SCALE	H: 1" = 40'
	V: NONE
JOB No.	050473-01-001
DATE :	8/14/2018

EX01

SHEET 1 OF 1



PRIVATE DRIVE EXHIBIT

Andalusia Villas

GILBERT, ARIZONA



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